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Ontario
Ministry of
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Ontario

INTERNATIONAL YOUTH YEAR 1985
ANNÉE INTERNATIONALE DE LA JEUNESSE 1985

Ministry of Housing
Ministère du Logement

Ministry of Municipal Affairs
Ministère des Affairs municipales

777 Bay Street
Toronto, Ontario
M5G 2E5

THE HONOURABLE
JOHN B. AIRD, O.C., Q.C., B.A., L.L.D.
Lieutenant Governor of the Province of Ontario

MAY IT PLEASE YOUR HONOUR:

For the information of Your Honour and the Legislative Assembly, we have the privilege of presenting the Annual Reports of the Ministry of Municipal Affairs and Housing and Ontario Land Corporation for the fiscal year ending March 31, 1985, and the Annual Report of Ontario Housing Corporation for the calendar year 1984.

Respectfully submitted,

Alvin Curling
Minister

Bernard C. Grandmaître
Minister





Corporate Resources Management

Corporate Resources Management provides central administrative, financial and human resources services to the ministry. It is also responsible for the Ontario Buildings Branch.

Corporate Resources Management includes:

- — corporate planning and evaluation
- — financial services
- — human resources
- — management services
- — Ontario Buildings Branch
- — operations review and audit
- — legal services
- — Office of the Corporate Secretary

Corporate Planning and Evaluation

- — manages the resource allocation and estimates processes;
- — assists in establishment of program priorities;
- — plans, co-ordinates and processes cabinet and cabinet committee submissions and ensures effective ongoing communications with central agencies;
- — develops and implements integrated management processes;
- — conducts surveys, collects and disseminates statistical information;
- — co-ordinates the ministry's strategic planning and managing-by-results processes;
- — provides corporate policy advice, ensuring effective co-ordination and development of policy responses to pertinent issues;
- — provides policy advice on rent review issues.

Resource allocation and cabinet liaison. This section co-ordinates the ministry's financial resource allocation and estimates processes, and ensures effective liaison and communication with cabinet and cabinet committees. This involves working with senior management to develop resource allocation strategies based on ministry policy and program priorities, co-ordinating the annual estimates process, and



Microcomputers play an increasing role in administration of ministry programs. Staff training sessions are on-going.

responding to in-year decisions requiring adjustment of budget allocations.

This section also co-ordinates the planning, scheduling and processing of ministry submissions to cabinet and cabinet committees. It provides advice and assistance to senior management regarding submission content, distributes policy submissions initiated by other ministries for review and comment, and communicates cabinet decisions and directives to affected program managers.

Management planning and statistical analysis. This section ensures that a comprehensive management planning and evaluation process is in place so that financial and human resources can be allocated and utilized in the most efficient and effective manner. Specifically, it co-ordinates the strategic planning process, advises and assists program managers in the design and development of management control processes and performance indicators, and prepares information related to the ministry's annual estimates submission. This year, it continued the implementation of an integrated approach to streamline management processes.

The section also provides statistical and survey expertise and assembles information on program performance and other relevant statistics for senior management. In addition, it is the contact point between the ministry and the management standards project at management board.

Corporate policy. This group deals with policy issues that either affect several areas of the ministry or are not the specific responsibility of other branches.

In the past year, projects included demographic analysis, reports on housing market outlook and rent review.

This section also acts on a consulting basis in response to requests from other areas of the ministry. An example of this role was the analysis of federal proposals for mortgage markets.

Other activities include written and oral briefings of the minister and deputy minister for cabinet and cabinet committees.

Financial Services

- co-ordinates and controls financial management for the ministry, its two crown corporations and 58 local housing authorities;
- ensures that adequate systems and policies for cash management, budgeting, accounting and financial reporting are in place;
- in a controllership role
  - provides financial policy direction to the ministry and its agencies;
  - establishes procedures for management of crown agency and ministry cash flows and banking arrangements;
  - provides specific advice to program managers.

The financial services branch is divided into two major sections to provide overall financial management to the ministry, its two crown agencies and its housing authorities.

Financial planning. This section carries out a continuous review of the ministry and crown agency financial resource requirements, providing advice to the responsible assistant deputy ministers as required, along with regular reporting to the deputy minister. The purpose of this activity is to ensure that all funds allocated to the ministry are effectively utilized and that alternatives are identified with respect to in-year pressures. Financial analysis, planning and monitoring support is provided on an ongoing basis to program managers.

The section continued to develop a more comprehensive budgeting and expenditure forecasting system to identify financial pressures and opportunities early in each fiscal year to help the ministry respond productively and achieve its program objectives within constrained budgets. This activity also resulted in the establishment of a ministry-wide salary planning system to help managers financially document and cost the future impact of proposed staffing plans. For the Ontario Land Corporation, improvements to cash management and advisory support were achieved to ensure more effective control over the corporation's investments in money market instruments. Better cash management services have resulted to support the investment decisions of senior staff and those of the corporate board of directors.

Financial operations and control. This section provides financial services to all ministry units and fulfils a financial management and control role as support to Ontario Housing Corporation. An overall financial reporting system is operated and maintained. The section is also responsible for all statutory reporting requirements for the ministry relating to the financial informations system of the province.
To complement the community housing wing reorganization completed in 1984, a financial planning and control function was established to enhance the financial strength of the Ontario Housing Corporation. From this role greater decentralization and accountability has been established at the housing authority level. Further, a new computerized system for planning and controlling the corporation's capital improvement program was developed and is now in the process of implementation. Regular monthly meetings with management staff from the corporation's six regional housing programs offices ensure better communications and co-ordination.

General. The branch director is appointed treasurer of both major crown agencies of the ministry. In this capacity, financial advice, policy guidance and participation in strategic planning activities are provided to the chief executives and/or to members of the Ontario Housing Corporation and Ontario Land Corporation boards.

A reduction in staff strength of four full-time positions by attrition resulted from in-year achieved efficiencies.

Human Resources

Personnel services. This section provides day-to-day personnel services to management and staff of the ministry and its crown agencies, including recruitment, job evaluation and classification, staff relations and counselling.

A major reorganization and decentralization of the Ontario Housing Corporation required a concentrated effort to prepare and classify job descriptions, relocate staff, find alternative employment for surplus staff, and deal with the many staff relations issues arising from such large scale changes in the workplace. The section also concluded development of compensation systems for housing authority employees in the Canadian Union of Public Employees (CUPE) bargaining unit.

Payroll and records. This section produced bi-weekly paycheques for ministry staff. In addition to maintaining pay and benefits data on all employees, it produced a variety of management information reports.

The section continued to administer the payroll system used by the 58 local housing authorities and provided staff with payroll instructions and training.

Staff relations. Negotiations were concluded with the two largest represented groups, Metropolitan Toronto Housing Authority and the other provincial housing authorities. These agreements are for a period of two years and will expire on December 31, 1985.

Following a decertification vote, CUPE Local 767 was confirmed as the sole bargaining agent for some 650 maintenance employees at the Metropolitan Toronto Housing Authority.

Over the past year we have experienced some leveling off with respect to grievance activities, with the result that there have been fewer cases going to arbitration.

As a result of these successful negotiations, various changes, including the introduction of maternity SUB allowance, were made to the benefits package. These have since been implemented.

Manpower planning and staff development. This section has taken on a number of new initiatives in addition to existing management development programs. Staff have worked closely with many ministry branches and the Metro Toronto Housing Authority to develop specific training programs.

The section has presented, with the personnel services and staff relations sections, the Human Resources Management Skills program. This program encourages managers to acquire skills and knowledge in selection and interviewing, managing employees with work performance problems, handling grievances, designing, analysing and defining jobs, applying the classification process, and understanding and managing working conditions in the Ontario Public Service.
It is also continuing a pilot project which provides ministry civil servants with career development opportunities. Through the Career Development Options program, the ministry may assist employees' occupational development as well as generate internal mobility.

This section has completed a human resource planning study to determine ministry human resource planning needs for meeting future organizational goals. A human resource planning and development committee, chaired by the deputy minister, was established to develop an action plan for implementing the priorities identified in the study.

A committee, with a representative from each wing, is continuing to review and improve the effectiveness of the performance management process. This committee evaluated and revised the 'Goal Setting and Review' activity, and adjusted the process to ensure that employees are now more actively involved and can identify how their job and goals fit in with the goals of the organization.

Management Services

- — provides administrative services to the ministry and its crown corporations in computer and information systems support;
- — procures goods and services;
- — provides accommodation and office services and maintains the ministry's central library.

The procurement of goods and services and the timely payment of vendors' invoices were maintained, as was the acquisition of office accommodation and related services for the housing authorities. The library continued to provide reference services to the public and staff.

Office automation studies continue to be conducted in local housing authorities and have resulted in the introduction of more office technology as a means of improving customer service and increasing productivity. The word processing centre continued to support a growing number of program delivery areas.

Systems Services. A long-term information systems strategy was developed for the ministry. Data relating to the general business functions of the ministry have been identified and senior management will determine priorities for developing the data bases to support the business functions.

The Information Resources Management project has been completed. The results of this activity saw the creation of an information architecture diagram detailing the inter-relationships between various business entities in the ministry, followed by the initiation of two major projects and the establishment of an Information Resources Management group within systems services.
This group is responsible for maintaining the information architecture, developing an information analysis methodology and all data administration with the ministry.

The past year has seen a significant increase in micro computer support in the Information Centre and a satellite information centre has now been established

in community housing. Coincident with the increase in use of micros, a recognition that office automation needs should be addressed led to a project being established to examine local area networking. A pilot project to evaluate a LAN product will continue into 1985/86.

A third major data base system was implemented in community housing. All three data base systems continue to be operationally supported by the branch.

Ontario Buildings Branch

During 1984/85 the reorganization of the branch to fulfil its mandate of maintaining public safety in buildings and increasing the productivity and efficiency of the building industry was completed.

Policy and research section. This section is responsible for the consolidation and streamlining of building legislation and regulations, research into innovative building techniques and the regulatory structure and policy analysis of building related issues.

1984/85 — completed catalogue of provincial building legislation;
— established the steering committee on regulatory reform;
— established the Building Industry Advisory Council;
— completed the review of Occupational Health and Safety regulations and Liquor Licence Board regulations;
— initiated a review of international building research facilities;
— established an agenda for regulatory reform

Technical standards section. This section is responsible for the regulation functions of the branch. It develops and maintains the Ontario Building Code and plumbing regulations and provides advice and guidance to the building industry and building officials on building legislation and building practices.

1984/85 — revised the Ontario Building Code;
— created a new Ontario Plumbing Code;
— held 24 seminars throughout Ontario for architects, engineers, building officials and builders on building regulations, particularly with respect to residential renovation and plumbing matters;
— completed research study groups on various issues for the purpose of code amendments, e.g. air supported structures, temporary buildings;
— participated in standing committees on the National Building Code in respect to fire protection, use and occupancy, small buildings, and services to the physically disabled.

Municipal building administration and education. This section facilitates and encourages municipalities to improve the quality and effectiveness of building departments, and provides training for municipal officials and builders on the regulatory responsibilities and requirements.

1984/85 — developed the Building Action program providing grants for administrative innovation in building departments and for building officials undertaking special intensive training courses;
— commenced an administration advisory service to municipal councils and building department staff through seminars, workshops and hands-on assistance throughout the province;
— completed the design, development and delivery of an initial, comprehensive introductory training course to 120 building officials called Inspector and the House;
— commenced the development of additional levels of course work.

The Building Code Commission. The commission conducts hearings and makes decisions on disputes between a building permit applicant or holder and a building official as to the intent of the technical requirements of the code and/or the sufficiency of compliance with those requirements.

With the ever-increasing amendments to the Ontario Building Code, such as the Residential Renovation Part 11, the commission, for the first time since its inception ten years ago, has added four new members with expertise in this field of endeavor.

To provide more access to its hearings, the commission has arranged hearings within the local municipality, in some cases on the actual site of construction.

In 1984/85, the commission was able to resolve 80 of its applications informally through its FACT meetings, thereby increasing the speed and efficiency with which the remaining 21 formal hearings were completed.

The Buildings Materials Evaluation Commission. The 18-member commission conducts research into, and may authorize the use of, any innovative materials, techniques or building designs for construction which are not currently covered by the Ontario Building Code. The commission has received both national and international recognition with applications for rulings doubling over the previous year, from a client list including such countries as Holland, Norway, Africa, England, U.S.A and, of course, Canada.

An impressive amount of energy conservation products has come to light before the Building Materials Evaluation Commission. One example is a kitchen heat reclaim unit which reclaims millions of BTU's. In addition high-tech matters of microprocessors and electromagnetic locks, self luminous exit signs, and oriented strandboard have been authorized in the past year.

Operations Review and Audit Branch

— provides independent, systematic appraisal of all operations and systems of the ministry and its crown corporations, involving activity throughout the province;

— evaluates the adequacy of financial controls and compliance with corporate policies, legislation and regulations (corporate and agency audit functions);
— evaluates the economy, efficiency and effectiveness of management controls, and operational effectiveness of program delivery (operations review functions).

Legal Services

Provides a full range of legal services to the ministry and its crown corporations and advice and assistance to municipal officials, other ministries and agencies, practicing lawyers and the public in such areas as:

— Municipal Affairs — including such matters as local government powers and organization, municipal financial and administrative operations, provincial-municipal affairs, subsidies, municipal boundary changes and line fences;
— Housing — including construction, maintenance and landlord and tenant matters, the Building Code, Plumbing Code;
— Community Planning — including such matters as community renewal, official plans, zoning, site plan control, subdivision and condominum approval, subdivision control, demolition control, local planning policy development, Parkway Belt implementation, and Niagara Escarpment planning and development control;
— Real Estate — including acquisition and subdivision development, new town development, conveyancing and mortgages;
— Corporate and commercial law;
— Ministry administration and contracts.

This branch includes lawyers and support staff seconded from the Ministry of the Attorney General.

Office of the Corporate Secretary

— provides staff and administrative support to ministry committees and the boards of directors of Ontario Housing Corporation and Ontario Land Corporation;
— is involved in the public tendering process.

This office is responsible for arrangements for the functions associated with board and committee meetings. This includes agenda preparation and recording of minutes. It is also responsible for the safekeeping of negotiable securities and other related documents and their return upon authorization.

This office also retains custody of the corporate seals.

Affirmative Action Program

The Affirmative Action Program Office is responsible for administering and monitoring affirmative action progress in the ministry. In addition, the program has the 58 housing authorities as a client group. The office assists managers and employees in providing female employees with equal employment opportunities and career planning assistance.

Career counselling sessions and workshops specifically designed for particular employee groups are methods to encourage employees to identify career paths and goals. These methods form part of the strategies to obtain the long-term goal of equal opportunity: the objective of 30% minimum representation in all modules and categories by the year 2000; and raising the level and diversifying the occupational distribution of women.

The program has been in existence in the ministry since 1975, during which time the wage gap was decreased by 8.6% to 67.7% at 1984/85 year end. The administrative module, which serves as a feeder group to senior management, has increased in female representation by 12.0% to 32.1%.

During 1984/85, women's share of employment increased by 1.6% to 54.6% (611) as of March, 1985.

Senior women represent 10.8% (or four employees, including one acting) out of a total of 37 employees in the Executive Compensation Plan. Three employees were the first women at a certain level: e.g. administrative module — financial administration 20, program analysis 19, and systems services 20. Twelve women were the first, or one of very few, at a particular position in the administrative services category — systems officer 4, executiver officer 2, economist 2, financial officer 2, supervisor 2 municipal organization and administration; in the administrative module — general administration 19, financial administration 18, general administration 20; in the office services category — data processing technician 4. In addition, a female acting director has been appointed for a period of 18 months.

Three senior women in the resources planning and management group are receiving training at the senior levels of the professional module. Two secondments were arranged between the ministry and the Metropolitan Toronto Housing Authority to prepare staff



Affirmative Action Program office staff assist ministry managers and employees in providing female employees with equal employment opportunities and career planning assistance.

for career changes, one in preparation for a management position and another for community relations work.

The 30% objective was achieved in the technical services category. Female representation is now 42.1%. In the under-represented classifications, 40 competitions occurred with women winning 22.5% of the competitions, or nine out of 40.

In the 30-60 female representation target area, 357 applications were received for nine competitions in the community planner 3 classification. Out of the 58 interviewed (18 females), five males and four females were hired.

A total of 57 accelerated career development initiatives were provided for women in the form of 25 on-the-job training positions, five rotations, 20 secondments, and seven acting positions.

Of the six hire/promotion targets that were established, half were achieved or exceeded: (2) executive officer 2, (1) financial officer 2, (4) community planner 3. In the remaining areas, there were neither vacancies nor qualified female applicants.

Affirmative Action staff provided 68 counselling sessions in the areas of general career counselling, resume writing, interview coaching and work-related issues. This represents a 45% increase over 1983/84.

Progress for women in the area of technology has been one of growth and continuous opportunity. The expansion of technology has opened up new opportunities for women to move ahead in key areas. In the growth area, nine new positions in the system officer classification (levels 2-4) were created in the past two years with females winning more than half of the competitions. Achievements in occupational distribution over a one-year period alone have realized an increase of eight females in the SO1 to SO5 classifications. Of the eight, two positions are at the SO4 level and three at the SO1 level.

During 1984/85, 13 staff members received accelerated career development opportunities related to advancing and learning skills in their technology-related careers. This involved classifications such as ASY19, SO3, SO1, DPT5, C4G.

A computer systems data base of staff receiving training or having a computer background was developed in order to aid managers with employee searches for rotation and secondment opportunities.

During the year, 280 women in senior and middle management benefited from an executive series of workshops offered in eight-part format. Topics covered were: strategic planning, managing in a changing environment; implementing change and reorganization; productivity by objectives and team development; organizational politics and power; conflict resolution, presentation skills and communication; promoting your professional service or practice.

Skill enhancement workshops such as getting ahead, time management, assertiveness in good style, and negotiating skills, were provided for 234 ministry and housing authority middle management and support services women. Regional workshops for 73 women were held in Hamilton, Sudbury (in conjunction with the Sudbury interministerial committee), and Ottawa.

A two-day general meeting, designed as a working session to deal with concerns and provide an overview of Affirmative Action plans and activities, was held in June. Eighty representatives from the ministry, regional offices and housing authorities attended. Participatory sessions provided the representatives with an opportunity to enhance their skills.

The volunteer committees actively promoted the program during the year. The CORE committee arranged a series of lunch-hour educational seminars for ministry staff. The sessions were designed to expand general knowledge regarding Affirmative Action and provide information supportive of women in the workplace. Well-known external professionals and internal staff addressed issues such as benefits, daycare, fitness for women, personal harassment, financial planning, dress for success, productivity and advancement, networking, and the current status and progress of Affirmative Action organizations.

The committee also arranged a full-day seminar for Affirmative Action committee representatives on developing speaking confidence.

The News of Women (NOW) newsletter produced three issues for distribution to all ministry staff and generated responses through "Letters to the Editor". The newsletter is produced by a volunteer publications committee.

The subsidies branch has a seven-member Affirmative Action committee which is available to branch staff for information and support and to promote awareness of Affirmative Action. In 1984/85, "Brown Bag" sessions included topics such as income tax and budgeting, color concepts, and a series of film presentations dealing with current concerns.

During 1984/85, special emphasis was placed upon preparation for the establishment of a formal Affirmative Action plan with the housing authorities. The manager met with the vice chairman and the chief executive officer of the Ontario Housing Corporation and a number of regional housing programs office managers. At year end, a proposal was underway to launch a formal Affirmative Action program in the housing authorities, starting with a resolution by Ontario Housing Corporation to fully support the Government of Ontario Affirmative Action policy. As part of this procedure, planning guidelines will be set up and a process of implementing and monitoring the program will be designed. The housing authorities will be reporting on a calendar year basis.

Program staff met with the assistant deputy ministers to discuss the 1984/85 results and 1985/86 plans. Meetings with regional offices and managers were held in Sudbury, Barrie, Thunder Bay, Ottawa and Mississauga. Counselling sessions were provided on site and via telephone to ensure that all the client groups' needs were addressed.

All the above activities contributed towards the corporate and ministry goal of Affirmative Action.

French Language Services

During the past year, a French-language services co-ordination committee of wing representatives was created to take responsibility for the implementation of the government's French-language services policy for this ministry.

The committee reports to the deputy minister and the co-ordinator of French-language services acts as chairman of the committee.

The committee conducted a survey of the services offered by the various wings and branches and prepared an analysis of the need for French-language services. An action plan will be presented to the deputy minister in the near future.

The municipal affairs and the community planning wings continue to provide educational and advisory services to French-speaking municipal councillors and staff.

Municipalities continue to participate in the ministry's program of financial aid for municipal French-language services.

New ministry employees were given copies of a statement on government French-language policy and were informed of ministry policy during orientation meetings.

All ministry offices in the areas designated for bilingual services and having French-language capacity are listed in French in the government pages of appropriate telephone directories.

As well, local housing authorities in the designated areas will be provided with plaques to inform their clients of the availability of services in both languages.

There was a revision to the ministry's translation policy: official documents continued to be translated by the Ministry of Government Services, but unofficial documents could now be translated by private agencies.

Advertisements and news releases intended for Ontario's designated areas were in French. Information kits, brochures, background material and legislation were available in French as well as English.



The French Services co-ordinating committee is responsible for ministry implementation of government French-languages services policy.

Ontario

INTERNATIONAL YOUTH YEAR '85
ANNÉE INTERNATIONALE DE LA JEUNESSE 1985

Office of the Deputy Minister
Bureau de Sous-ministre

Ministry of Housing
Ministère du Logement

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(416) 585-7100

THE HONOURABLE ALVIN CURLING
MINISTER OF HOUSING

SIR:

I have the honour to submit for your approval the 1984/85 Annual Report of the Ministry of Municipal Affairs and Housing.

Respectfully submitted,

Ward Cornell
Deputy Minister

Community Housing

Community housing helps meet the needs of low- and moderate-income families, senior citizens and disabled persons through a variety of programs. It focuses on a range of housing activities, including the private rental sector and ownership markets.

It is concerned with:

- provision of low-income housing under the auspices of Ontario Housing Corporation;
- issues relating to the development, financing, and construction or acquisition of housing built or supported with government aid;
- fostering residential construction in the private sector;
- promoting housing renovation;
- encouraging the upgrading of existing housing;
- planning for the future shelter needs of groups such as the elderly and disabled persons, in concert with other provincial social agencies;
- converting unused non-residential properties such as warehouses into housing.

A reorganization of the community housing wing was completed during the year. Functions of the community housing wing were amalgamated with Ontario Housing Corporation to streamline operations and to reflect a new, decentralized, "one-window" approach to housing policy and program delivery.

Community housing wing consists of the following areas:

- Ontario Housing Corporation (OHC)
- housing policy and program development branch
- Housing Conservation Unit.

Housing Policy and Program Development Branch

The branch formulates policy options for senior staff and the minister concerning rental and ownership housing in the public and private sectors.

Appropriate program responses, including operating policies and procedures, are then developed. The users for these are both internal, e.g. the Ontario Mortgage Corporation, the housing field operations branch; and external, e.g. municipalities.

During the year, the branch co-operated with Canada Mortgage and Housing Corporation (CMHC) to develop the Canada/Ontario Rental Supply program (CORSP). This program was targeted to areas which had both a vacancy rate of less than 3% and a high need for Rent-Geared-to-Income (RGI) units, as measured by the waiting lists. Proposal calls were issued and each application individually analyzed to ensure the provision of modest family accommodation. A total of 2,732 units were committed in 15 municipalities at a cost of $29 million, to be shared equally between the federal and provincial governments.

The branch also contributed to an on-going series of federal/provincial negotiations at the ministerial, senior official, and staff levels. These negotiations may result in major shifts in provincial housing policy direction.

At the same time, the branch began the pre-planning necessary to carry out the surveys of the rental and ownership markets in October 1985.

Housing Conservation Unit

The major objective of the unit is to conserve, supplement, and make the optimum use of the existing housing stock and related urban infrastructure.

In broad terms, the activities of the unit fall into the following categories:

- establishing liaison between the ministry and major client groups involved in housing conservation, renovation and conversion;
- developing resources to aid the renovation activities of municipalities and the private sector;
- carrying out research and demonstration for a wide range of conservation, intensification and stock management subjects;
- assembling, disseminating and updating information on trends and activities in housing conservation and stock management.

Several research and demonstration projects aimed at making better use of existing housing stock and urban infrastructure were completed, and others begun. The Add-a-Unit project documented impediments to housing conversion and will enable the development of new approaches. Similarly, the Conserve-a-Unit project, which resulted in the upgrading of over 300 rental units, provided information and documentation on conditions in low-rise rental stock.

The Portable Living Units for Seniors (PLUS) project is a demonstration of the so-called "granny flat" concept originally developed in Australia. A "granny flat" is a small, temporary, relocatable, detached dwelling unit located on the grounds of a host household and specifically intended for an elderly parent. Comprehensive reports were completed on necessary local planning procedures and architectural design aspects. The second phase of the research and demonstration will continue with the placing of 12 units in three municipalities.

The comprehensive set of booklets and factsheets prepared and distributed by the unit continues to generate demand. Six new booklets on various aspects of renovation were prepared to complement the earlier material which emphasized the energy conservation opportunities provided by renovation work. A total of one million pieces of literature were distributed in 1984.

The Home Conservation Centre is a travelling exhibit which is placed and staffed by the unit throughout the year.

The 1985 program covered 22 shows, including the Canadian National Exhibition and the National Home



This model illustrates new low-rise housing for the elderly. Known as "granny flats", these units are being constructed in specific Ontario municipalities.

Show, as well as more specialized and local shows. Through the exhibit, almost 300,000 booklets and factsheets were distributed, and personal advice was made available to many thousands of visitors.

Corporate Planning Section

This section develops and co-ordinates managing-by-results abstracts, analyzes and reviews financial planning activities, and prepares corporate and strategic plans for the wing and Ontario Housing Corporation.

The growth in computer technology applications led to the implementation of Information Resource Management. Using standardized techniques for assessment and identification of data needs has resulted in improved co-ordination of the development of new wing systems with user requirements and existing programs.

Ontario

INTERNATIONAL YOUTH YEAR 1985
ANNÉE INTERNATIONALE DE LA JEUNESSE 1985

Office of the Chairman

Ministry of Housing

Ontario Housing Corporation

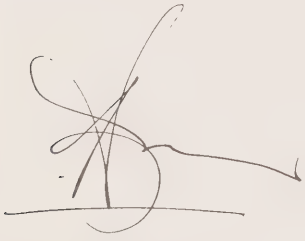
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(416) 585-6518

THE HONOURABLE ALVIN CURLING
MINISTER OF HOUSING

Sir:

It is my honour, on behalf of the Board of Directors, to present the Annual Report and Statement of Accounts of the Ontario Housing Corporation for the year ending December 31, 1984.

Respectfully submitted,



Allan R. Moses
Chairman of the Board

Board of Directors

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L.F. Pitura, Vice chairman
R.G. Crompton
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J.F. Kelleher
J.E. O'Brien
M.A. O'Brien
G.P. Puddicombe
G.R. Stratton
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J.A. Yaworsky

Report of the Chairman of the Board

The year under review presented OHC with a unique opportunity to celebrate both its 20th anniversary as a social housing agency and also to celebrate the Bicentennial of Ontario.

The corporation was able to schedule a full slate of activities at the head office and the housing authority level; in this regard, full credit must go to the OHC Bicentennial committee which was chaired by OHC board member Gail Puddicombe.

The committee met frequently during the year, and the efforts of the committee resulted in some outstanding achievements. These included the production of a 20th anniversary history of OHC; the creation of an OHC display which formed part of the Heritage Village Bicentennial Caravan; the design of special Good Citizenship awards honoring housing authority chairmen and members; and the creation of a scholarship program which saw 34 graduating high school students from social housing receive full college scholarships.

The year past was one of the most memorable in the history of Ontario Housing Corporation (OHC).

During the year, the corporation successfully completed a major reorganization to deal with a new and expanded mandate in the field of social housing.

At the same time, OHC celebrated its 20th anniversary as a provincial housing agency by arranging a host of special events and activities throughout the year.

The reorganization of OHC began officially on December 1, 1983 with the announcement that the corporation had been given responsibility for all provincial social housing policies and all subsidized housing programs.

This "one-window" approach to social housing allowed OHC to provide assistance not only to its housing authorities, but also to an entire new range of client groups, including municipal non-profit corporations, private non-profit groups and co-operatives.

During 1984, OHC's head office operations were reorganized into three main branches: the assistant general manager, field operations; the technical support branch; and the program policy and evaluation branch.

At the field level, OHC's six branch offices were renamed regional housing programs offices and were greatly strengthened, enabling them to respond more efficiently to the needs of housing authorities.

The reorganization of such a complex organization presented a considerable challenge during 1984, and I am pleased to report that with its completion the corporation is functioning in a most efficient and cost-effective manner.



Winning posters in a special competition held, as part of OHC's 20th anniversary activities, are shown. The contest was open to all OHC tenants.

At the end of 1984, the corporation had 83,895 housing units made up of 47,684 family units and 36,211 senior citizen units. The corporation also had 11,041 units under rent supplement program agreements, for a total portfolio of some 95,000 units.

OHC is also involved in subsidizing rent-geared-to-income units developed under other housing programs. In 1984, the corporation was providing financial assistance for more than 115,000 units, or more than one in every 10 rental households in the province.

During 1984, three mergers were approved involving large and small housing authorities serving the same community. The mergers had no effect on the tenants, staff or housing authority members in each case, but did allow us to reduce overhead costs by combining activities under one roof.

Early in the year, the London Housing Authority merged with the Middlesex County Housing Authority to create the London and Middlesex Housing Authority. In the summer, housing authorities in Oshawa and Durham area were combined to create the Durham Regional Housing Authority. Finally, late in the year, the Trenton Housing Authority was merged with the Hastings, Prince Edward and Belleville Housing Authority to create the Hastings and Prince Edward Housing Authority.

The mergers reduced the number of housing authorities in the province from 61 to 58.

During the year, we continued to strengthen the important dialogue between the OHC Board of Directors and the 450 citizens who volunteer their time and energy to serve on our local housing authorities.

As in the past, the corporation continued a number of housing authority activities designed to encourage the team approach to social housing which is so vital in an organization with the magnitude of Ontario Housing Corporation.

During 1984, housing authority chairmen attended meetings of the OHC board on a rotational basis, and a series of periodic meetings was held between branch managers and the housing authority chairmen in their areas. We also continued our very successful workshop series during 1984, and members of the Board of Directors travelled to Ottawa, Chatham and Toronto to meet with housing authority members and chairmen to discuss the many issues facing us in social housing.

Of particular importance, the Advisory Council of Housing Authority Chairmen continued its excellent work during the year.

The advisory council has been led during the past two years by Armando DeLuca, chairman of the Windsor Housing Authority, whose leadership has made the council one of our most valued links with housing authorities. Mr. DeLuca ended his term of office with the council on December 31, 1984 and I cannot say enough about the superb contribution he has made to social housing in our province.

In September, James Kelleher, a member of our Board of Directors since 1982, was elected as a member of parliament in his home riding of Sault Ste. Marie. I wish him every success in his new career.

As well, our Board of Directors lost an important member at the conclusion of the year when Judith Yaworsky of Ottawa completed her second term of office as a member of the board. Ms. Yaworsky has been a dedicated board member for some six years, and her talents have made our province a better place in which to live.

In closing, I would like to extend my sincere gratitude to my fellow board members for their constant support and encouragement during the year. The members of the board, along with the hundreds of dedicated citizens who volunteer to serve on our housing authorities, and our ever enthusiastic staff members, have given Ontario a system of social housing which is the envy of the nation.

We have emerged together from a period of change as a stronger organization which will continue to provide shelter for thousands of Ontario residents.

Allan R. Moses
Chairman



Ontario Housing Corporation

Ontario Housing Corporation (OHC) provides rent-geared-to-income housing for families and senior citizens with low incomes, as well as for physically-handicapped and developmentally-handicapped individuals. Local housing authorities are responsible for managing the rental properties through agreements with the corporation.

During 1984, OHC reorganized internally to meet the needs of an expanded mandate which includes the added responsibility for all social housing program policy and delivery.

OHC develops social housing programs and policies, administers housing programs such as Municipal Non-Profit and Rent Supplement, and evaluates administrative and operational procedures associated with social housing programs.

A "one-window" approach for all social housing program delivery and management of OHC-owned accommodation has been developed through the regional housing programs office network at the local level. The regional housing programs offices have been strengthened to provide stronger property management, program delivery and technical support services.

At the year's end, the corporation had the following units in its portfolio:

Family	48,194
Senior Citizen	36,148
Total	84,342

The corporation secured rent supplement units during the year to bring the total at year's end to 16,372. These units provide accommodation for rent-geared-

to-income tenants in buildings owned by private landlords and help to integrate low-income tenants into the community.

The housing priority list for rent-geared-to-income accommodation as of December 31, 1984 stood at:

Family	16,522
Senior Citizen	5,930
Total	22,452

Field Operations Branch

The branch is responsible for ensuring that the province's portfolio of assisted rental housing is operated efficiently and maintained properly. This is accomplished through a system of housing authorities throughout the province, which were reduced from 61 to 58 during the period to improve efficiency and restructure the organization on a regional/county basis.

The branch is also responsible for the administration of the Municipal Non-Profit housing program, Rent Supplement program and other social housing programs.

Six regional housing programs offices (RHPO's) are located throughout the province. These offices were strengthened in the reorganization process and provide technical, financial and administrative support to the housing authorities and non-profit housing corporations.

In 1984 expenditures totalled $424,400,000 and revenues were $182,000,000 in the operation of the various OHC properties. Annual transactions exceeded $1 billion.

In addition, decentralization of the administration of all social assistance programs to the RHPO's commenced during this period to reinforce the "one-window" approach.

A major challenge of the corporation is to carry out the extensive repairs associated with the aging of its housing stock, at a time when financial resources are limited.

Technical Support Branch

The branch is responsible for provision of overall technical direction and guidelines to the regional technical section, co-ordination and direction of universal programs or projects, the development of generic specifications and standards, and the planning for long-term maintenance and upgrading of OHC housing.

Work commenced on the development of an OHC building conservation reporting system, to be completed and tested in 1985.

The energy conservation reporting system and energy targets systems showed good results,with savings of $1,190,000 achieved up to the end of 1984.

Co-ordination of OHC's fire alarm and emergency system upgrading program proceeded on schedule. By the end of 1984, 283 designs had been finalized and work had been completed on 114 projects. The total program, which is expected to take a further three years to complete, involves approximately 500 buildings.

A considerable amount of work was carried out in the fire safety area with seminars given on emergency planning and senior citizen evacuation and on-site inspections. Seminars were also given on general safety matters and assistance given to the Industrial Accident Safety Prevention course, Management Guide to Loss Control. By year's end, 87 housing authority staff had completed this course.

Program Policy and Evaluation Branch

A management standards project was started in 1984 with the creation of the management operations and review section. This project will provide both the regional housing programs offices and local housing authorities with a management enrichment or improvement program that would provide an objective analysis of the effectiveness of their management practices and processes. Work commenced on establishing key indicators of housing management in the areas of maintenance, finance, human resource management and program administration. These management standards will include guidelines on both quantitative and qualitative measurements of managerial efficiency.

Computerization was expanded with the establishment of the Satellite Information Centre to provide end user support in the areas of data access, information needs, and specific hardware and software requirements for the corporation. Microcomputers were introduced during this period to the six regional offices, and a strategy was developed for introduction of micros to the housing authorities.

Housing authority appointments were made as vacancies occurred. The 58 housing authorities had a total of 440 members at year end.

A professional development workshop in community relations focused on seniors and families living in public housing. Support services were provided for the steering committee researching the 'Needs and Use of Support Service' in public housing. The 1984 summer recreation program was successful; an added feature of the program was an increase in tenant youth and minority groups employed as recreation and aquatic workers.

Policy staff participated in the federal/provincial policy and program consultative process with the development of position papers and other agenda material. A major program initiative was the development of an implementation strategy for a program that increased the proportion of rent-geared-to-income housing units in non-profit family projects from 25% to a maximum of 40%. This strategy included development of a new housing priority system and a framework for a common housing priority list to be used by all non-profit corporations, thus ensuring that the rent-geared-to-income units are targeted to those most in need.

Ontario Housing Corporation

Financial Statements Year ended December 31, 1984

Incorporated without share capital under the
Ontario Housing Corporation Act

Balance Sheet
December 31, 1984

	1984 ($000's)	1983 ($000's)
Assets		
Investment in properties (note 2)		
Provincial housing	1,242,799	1,256,935
Federal-Provincial housing	16,448	16,351
Student housing on leased land	63,442	63,841
Land leased	2,308	2,308
Projects under development	2,078	1,005
Land inventory	2,148	2,174
	1,329,223	1,342,614
Mortgages and loans (note 3)	22,420	20,009
Other assets	439	439
Amount due from the Treasurer of Ontario (note 4)	64,381	65,921
Accounts receivable	1,408	1,170
	1,417,871	1,430,153
Liabilities		
Long-term debt (note 5)		
Canada Mortgage and Housing Corporation	1,161,904	1,174,921
Treasurer of Ontario	151,475	170,750
Other	19,777	19,934
	1,333,156	1,365,605
Accounts payable and accrued liabilities (note 6)	83,125	62,573
Bank indebtedness	1,590	1,975
	1,417,871	1,430,153

See accompanying schedule and notes to financial statements.

On behalf of the Board:

_____ Vice-Chairman

_____ Corporate Secretary

Statement of Operations Year ended December 31, 1984

	1984 ($000's)	1983 ($000's)
Housing Operations		
Assisted housing		
Rental revenue	185,228	171,691
Expenses		
Property operating expenses	236,018	221,953
Grants in lieu of municipal taxes	69,673	65,130
Amortization (principal repayments and interest)	121,984	126,645
	427,675	413,728
Loss on assisted housing (note 7)	242,447	242,037
Rent supplement (note 8)	46,957	42,834
	289,404	284,871
Less: Canada Mortgage and Housing Corporation share	149,275	145,671
	140,129	139,200
Provincial contributions to municipal housing (note 9)	12,519	11,468
Rural and native housing (note 10)	2,453	2,069
Loss on housing operations	155,101	152,737
Social Housing Payments (note 11)	13,263	—
	168,364	152,737
Other Revenue and Expenses		
Interest revenue	(8,067)	(8,120)
Interest expense	6,041	6,920
Administration expenses (Schedule)	1,475	739
Net other revenue	(551)	(461)
Net Operating Cost for the Year	167,813	152,276
Funds Provided by the Treasurer of Ontario	167,813	152,276

See accompanying schedule and notes to financial statements.

Administration Expenses
Year ended December 31, 1984

	1984 ($000's)	1983 ($000's)
Salaries and benefits (note 12)	5,367	4,089
General and office expenses	339	215
Administrative support services (note 13)	8,412	8,635
	14,118	12,939
Less: Administration expenses charged to housing operations	12,643	12,200
	1,475	739

See accompanying notes to financial statements.

Notes to Financial Statements
December 31, 1984

1. Significant Accounting Policies

(a) Basis of accounting

The accompanying financial statements have been prepared in accordance with generally accepted accounting principles with the exception of:

i) investments in Provincial and Federal-Provincial properties (land and buildings) which are amortized over the terms of the corresponding indebtedness;

ii) furniture and equipment purchases which are expensed in the year of acquisition; and

iii) social housing payments which include funds advanced as interest free loans. These loans are expensed and not included as accounts receivable in the balance sheet. Repayments are returned directly to the Consolidated Revenue Fund of the Province of Ontario.

(b) Capitalization of costs

Carrying charges for projects under development are capitalized and include interest, administration expenses and grants in lieu of municipal taxes.

(c) Self-Insurance

The Corporation follows the policy of self-insuring its Provincial and Federal-Provincial properties for property damage such as fire, water and vandalism. Costs of such repairs are charged to property operating expenses.

2. Investment in Properties

(a) Provincial housing

This investment represents land and building costs of wholly-owned properties which are amortized over the terms of the corresponding indebtedness.

	1984 ($000's)	1983 ($000's)
Cost	1,317,223	1,317,223
Less: accumulated amortization	74,424	60,288
Net book value	1,242,799	1,256,935

2. Investment in Properties (Cont'd)

(b) Federal-Provincial housing

Federal-Provincial properties are owned and operated on a partnership basis with Canada Mortgage and Housing Corporation. The balance represents the Corporation's share of land and building costs which are amortized over the terms of the corresponding indebtedness.

	1984 ($000's)	1983 ($000's)
Cost	20,245	19,891
Less: accumulated amortization	3,797	3,540
Net book value	16,448	16,351

(c) Student housing on leased land

This investment represents building costs to provide student accommodation on land leased from 11 universities and colleges. These costs are being repaid semi-annually to the Corporation by the educational institutions over 50 years. When costs are fully repaid, title to the properties will be transferred to the respective institutions. Rental income and maintenance costs on these properties are absorbed by the institutions.

	1984 ($000's)	1983 ($000's)
Cost	67,890	67,890
Less: educational institutions' equity	4,448	4,049
Net book value	63,442	63,841

(d) Land leased

This land, valued at cost, is leased to the City of Toronto Non-Profit Housing Corporation for a period of 15 years expiring in the year 1991 with option to renew thereafter.

(e) Projects under development

This represents the Corporation's share of land and building costs of projects under development pertaining to the Rural and Native Housing program.

The Corporation, under agreement with Canada Mortgage and Housing Corporation, provides capital funds for the development and subsequent sale by mortgage of family units in rural areas in the Province of Ontario. Canada Mortgage and Housing Corporation is responsible for administration of this program.

Carrying charges for projects under development were capitalized in the amount of $0.4 million (1983 - $0.5 million).

(f) Land inventory

These lands, acquired for development of housing projects, are valued at the lower of cost or estimated market value.

3. Mortgages and Loans

	1984 ($000's)	1983 ($000's)
Rural and Native Housing Program	17,495	15,047
Other	4,925	4,962
	22,420	20,009

Mortgages and loans receivable yield interest at varying rates. Total interest income from mortgages and loans receivable amounted to $2.6 million in 1984 (1983 - $2.2 million).

4. Amount due from the Treasurer of Ontario

The receivable of $64.4 million (1983 - $66.0 million) represents the balance due from the Treasurer of Ontario for the current year's net operating cost less advances received to date.

5. Long-Term Debt

The Corporation borrows funds from Canada Mortgage and Housing Corporation, Treasurer of Ontario and the private sector to finance investments in real property. Such borrowings are repaid in accordance with agreement terms over periods not in excess of 50 years.

Interest is payable to Canada Mortgage and Housing Corporation and the private sector at various rates based on individual agreements ranging from 4.25% to 15% - weighted average rate of 8.18% (1983 from 4.25% to 15% - weighted average rate of 8.17%); and interest is payable to the Treasurer of Ontario at the weighted average rate of 8.61% (1983 - 8.52%).

Estimated scheduled principal repayments due for long-term debt are as follows:

	($000's)
1985	8,992
1986	9,670
1987	10,403
1988	11,196
1989	12,054
Subsequent to 1989	1,280,841
	1,333,156

Although the Corporation is indebted for capital funds borrowed in respect of investment in Provincial housing projects, the principal repayments and interest charges (amortization) over the life of the projects are considered operating expenses under the cost sharing agreement with Canada Mortgage and Housing Corporation. Under this agreement, Canada Mortgage and Housing Corporation contributes 50% of the repayment of principal and interest (amortization) and the Corporation absorbs the remaining 50%.

6. Accounts Payable and Accrued Liabilities

Accounts payable and accrued liabilities consist of:

	1984 ($000's)	1983 ($000's)
Canada Mortgage and Housing Corporation	44,416	26,519
Other	38,709	36,054
	83,125	62,573

7. Loss on Assisted Housing

Under the assisted housing program, the Corporation owns (either wholly or in partnership with Canada Mortgage and Housing Corporation) rental properties and provides rent-geared-to-income accommodation principally to families and senior citizens. The management of the properties is carried out through a network of local housing authorities who act as agents of the Corporation. The loss on this program is shared with Canada Mortgage and Housing Corporation.

8. Rent Supplement

Under the rent supplement programs, the Corporation acquires the use of rental units from the private sector and provides rent-geared-to-income accommodation principally to families and senior citizens. The costs of these programs are shared with Canada Mortgage and Housing Corporation.

9. Provincial Contributions to Municipal Housing

The Corporation contributed $12.5 million (1983 - $11.5 million) to The Metropolitan Toronto Housing Company Limited towards operating costs for senior citizen apartment units.

10. Rural and Native Housing

This program, administered by Canada Mortgage and Housing Corporation, provides subsidized home ownership to families in rural areas. Mortgage payments are geared to owners' incomes. The loss represents the Corporation's share of the subsidy provided.

11. Social Housing Payments

Effective April 1, 1984, the Corporation assumed responsibility for the delivery of a number of social housing transfer payments. These programs provide various forms of assistance to non-profit housing groups, co-operative housing developments, municipalities and the private sector. The 1984 payments represent expenditures for the nine-month period.

Some of these payments represent funds advanced as interest-free loans subject to specific repayment conditions. These payments are recorded by the Province of Ontario as transfer payments and reported as memorandum accounts receivable in the Public Accounts. The Corporation does not include these amounts in its balance sheet. Repayments are returned directly to the Consolidated Revenue Fund of the Province.

12. Salaries and Benefits

This represents salaries and benefits paid to administrative staff at the Corporation's head office and regional offices.

The 1984 figure includes the salaries and benefits of staff transferred to the Corporation on April 1, 1984 as a result of additional responsibility for the delivery of social housing programs as referred to in Note 11 above.

13. Administrative Support Services

The Ministry of Municipal Affairs and Housing provides central administrative support services to the Corporation. The charge for such support services was determined on a basis acceptable to the Ministry and the Corporation.

14. Comparative Figures

Comparative figures have been reclassified where necessary to conform with 1984 presentation.

Ontario

Office of the
Provincial
Auditor

Parliament Buildings
Queen's Park
Toronto, Ontario
M7A 1A2
416 965-1381

To the Ontario Housing Corporation and
to the Minister of Housing

I have examined the balance sheet of Ontario Housing Corporation as at December 31, 1984 and the statement of operations for the year then ended. My examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as I considered necessary in the circumstances.

In my opinion, these financial statements present fairly the financial position of the Corporation as at December 31, 1984 and the results of its operations for the year then ended in accordance with the basis of accounting described in Note 1 to the financial statements, applied on a basis consistent with that of the preceding year.

In accordance with section 12 of the Ontario Housing Corporation Act, a report on the audit will be made to the Corporation and to the Minister of Housing.

D.F. Archer

Toronto, Ontario,
May 30, 1985.

D.F. Archer, F.C.A.,
Provincial Auditor.

Ontario
Land
Corporation

777 Bay Street
Toronto, Ontario
M5G 2E5
(416) 585-6730

THE HONOURABLE ALVIN CURLING
MINISTER OF HOUSING

Sir:

On behalf of the Directors, I am pleased to present to you the Annual Report of Ontario Land Corporation for the year ending March 31, 1985.

Respectfully submitted,



STANLEY G. PAYNE
Chairman of the Board and President

Ontario Land Corporation

Board of Directors

Stanley G. Payne, chairman
Robert W. Riggs, vice chairman and chief executive officer
Maurice J. Closs (resigned effective February 1985)
K. Valerie Fleming
James H. Joyce
Mrs. Lee Martini
Harold S. McLellan
James D. Nasso
Jean C. Paradis
Charles Parsons
John D. Rogers
Lawrence Shankman

The Year in Review

Ontario Land Corporation is well ahead of the Treasury Debt Repayment Plan approved in 1982 by the corporation's Board of Directors. This plan sets out the priorities and time frames for the repayment of all portions of corporate debt.

The corporation reduced its long term debt in 1984/85 by $73 million ($71 million in 1983/84). Treasury was repaid $70 million ($69 million in 1983/84), while Canada Mortgage and Housing Corporation received $3 million ($2 million in 1983/84)

During 1984/85, the corporation continued to manage and market its assets as well as those held on behalf of Canada Mortgage and Housing Corporation.

Total cash inflow for the period decreased from $251 million in 1983/84 (OLC share — $98 million) to $207 million in 1984/85 (OLC share — $83 million). This was due to the discharge of mortgages in previous years. Cash outflow was reduced to a lesser extent.

Net income increased by 44% (from $9 million to $13 million). This was achieved through increased interest income from cash and investments, reduced interest expense, and better profit margins on land sales.

The above financial performance was achieved with a reduced asset base. As a result of efforts to encourage our clients to repay their loans, mortgages and loans decreased by $52 million. Land inventory was reduced by 205 hectares through effective marketing efforts.

The mortgage portfolio continues to be Ontario Land Corporation's chief source of earnings and cash flow. During 1984/85, residential mortgages, land sales, mortgages and leases generated cash flow of $145 million ($166 million in 1983/84). During this time, arrears were reduced from $644,000 to $436,000 on a portfolio of $474 million.

Although land sales revenue decreased from $16 million in 1983/84 to $14 million in 1984/85, profit from those sales increased to $2 million.



The largest public land bank in Canada, the Malvern Community was one of the first major projects undertaken as part of a federal/provincial partnership, related to housing development.

The corporation made significant gains from its investments of cash and securities. Income was $13 million, up 18% from the previous year's figure of $11 million.

Prior to its development or sale, most of the corporation's land is leased under the Ontario Farm Lease program. Land management activities last year earned a net surplus of revenues over expenses of $1 million. In addition, these activities helped keep the land well maintained and in productive agricultural use.

Residential properties inventory acquired through mortgage defaults in prior years was reduced from 300 units to 200 units during the year. Ontario Land Corporation will dispose of this inventory within the next three years.

During 1984/85, Ontario Land Corporation continued to administer mortgages on behalf of the Government of Ontario. These mortgages arose from a number of housing programs including the Ontario Rental Construction Loan, Renter-Buy, Add-a-Unit, Convert-to-Rent, and Conserve-a-Unit programs.

Future Outlook

Ontario Land Corporation will continue to develop and market land throughout Ontario. Major activity will be in Scarborough, Markham, Pickering, Ottawa, Hamilton, Stoney Creek, London, Guelph and Kitchener. Planning studies are underway in Ottawa/Carleton, Whitby, Cambridge, Milton, and Oakville to determine development opportunities or alternative uses.

The corporation will continue to reduce its serviced land inventory. New inventory will be limited to the levels needed to meet immediate demand in local markets and servicing will be closely tied to the rate of sales.

Mortgages and leases will continue to provide a major part of the corporation's cash flow. Over the next few years the residential renewable mortgages and the associated Treasury debt will be repaid.

Efforts like these will help ensure that Ontario Land Corporation sustains its performance in the future and that its land holdings and other assets are put to their best use.

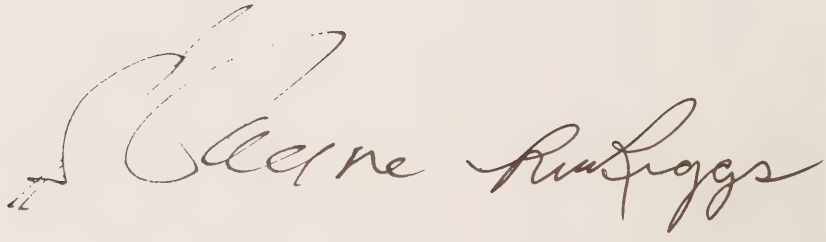
Ontario Land Corporation

Financial Statements **Year Ended March 31, 1985**

Balance Sheet
March 31, 1985

	Notes	1985 ($'000)	1984 ($'000)
Assets			
Real Estate	1	516,806	523,716
Mortgages and Loans	2	465,123	516,790
Cash and Marketable Securities	3	75,959	76,828
		1,057,888	1,117,334
Mortgage Guarantee Fund	9	2,391	2,162
Liabilities			
Long-term Debt			
Treasurer of Ontario	4	872,301	942,846
Canada Mortgage and Housing Corporation	5	102,692	105,229
		974,993	1,048,075
Accounts Payable and Accrued Liabilities		8,012	6,578
		983,005	1,054,653
Equity			
Retained Earnings		74,883	62,681
		1,057,888	1,117,334
Mortgage Guarantee Fund	9	2,391	2,162

On Behalf of the Board:



Statement of Earnings
Year Ended March 31, 1985

	Notes	1985 ($'000)	1984 ($'000)
Revenues			
Sale of Land		13,891	15,501
Rent from Land Leased to Homeowners		2,877	2,930
Interest on Mortgages and Loans		49,804	56,245
Interest on Cash and Marketable Securities		13,344	10,745
Other	6	3,258	3,840
		83,174	89,261
Expenses			
Cost of Land Sold		11,931	15,669
Interest	7	58,644	64,468
Other	8	397	338
		70,972	80,475
Net Earnings for the Year		12,202	8,786

Statement of Retained Earnings
Year Ended March 31, 1985

	1985 ($'000)	1984 ($'000)
Retained Earnings, Beginning of Year	62,681	53,895
Net Earnings for the Year	12,202	8,786
Retained Earnings, End of Year	74,883	62,681

Statement of Changes in Financial Position
Year Ended March 31, 1985

	1985 ($'000)	1984 ($'000)
Source of Cash		
Net Earnings for the Year	12,202	8,786
Depreciation and Other Non-Cash Items	149	369
Cash Provided from Operations	12,351	9,155
Real Estate Costs Realized Through Sales and Disposals	16,783	19,907
Net Reduction of Mortgages and Loans	49,811	63,240
Advances from the Treasurer of Ontario	4,571	6,068
	83,516	98,370
Use of Cash		
Repayment of Long-term Debt	77,653	77,616
Development of Real Estate	8,166	7,350
Other Changes - Net	(1,434)	623
	84,385	85,589
Increase		
(Decrease) in Cash and Marketable Securities	(869)	12,781

Summary of Significant Accounting Policies
March 31, 1985

Ontario Land Corporation (OLC) was incorporated in 1975 as a Crown Corporation without share capital under the Ontario Land Corporation Act. The Corporation manages 26,500 hectares of land acquired for land banking and development purposes, and 23,200 mortgages and 5,900 land leases issued under various housing programs. OLC is a partner with Canada Mortgage and Housing Corporation (CMHC) in certain land and mortgage programs, and earns administration fees for managing CMHC's interest in them. The Corporation is also a partner with various municipalities in certain mortgage programs.

The financial statements are prepared on the historical cost basis. The statements include the Corporation's proportionate share of the individual assets, liabilities, revenues and expenses of partnerships. No amounts are included in respect of salaries, benefits, or administrative expenses, as these are absorbed by the Ministry of Housing (formerly Ministry of Municipal Affairs and Housing).

The Corporation administers certain housing incentive programs as an agent of the Province. Advances under these programs are reflected in the Public Accounts, and are not included in the accounts of the Corporation.

Real Estate

Real estate consists of land inventory, land leased to homeowners, residential properties acquired upon default of mortgage loans, and commercial properties.

Land inventory cost consists of acquisition costs, planning and development costs, and ongoing carrying costs net of any rental revenue received.

Land leased to homeowners represents the Corporation's interest in lots on which homes have been built. A lessee may, at his option, purchase and acquire title to the land.

Acquired property cost consists of the unpaid loan balances together with operating costs net of rents received, less an allowance for losses. These properties are subsequently sold with the intention of recovering the value of the mortgages.

Depreciation of the commercial properties is recorded using the sinking fund method over a 40-year life for the properties. The sinking fund method provides a depreciation charge which increases at a rate compounded at 4% per annum, which is sufficient to fully depreciate the buildings over their anticipated useful lives.

Where land inventory is owned by the OLC/CMHC Partnership, interest is capitalized at rates set by CMHC. Interest is not capitalized on land wholly owned by the Corporation.

Mortgages and Loans

Mortgages and loans are carried at the amount due including interest and property taxes paid on behalf of the mortgagor, less an allowance for losses.

Cash and Marketable Securities

Marketable securities are carried at cost plus accrued interest.

Income Recognition

Income from the sale of real estate is recognized when title passes to the purchaser.

In previous years the Corporation sold individual lots and took back non-interest bearing deferred mortgages as part of the sales proceeds. A portion of the gain on each sale, equal to the amount of such mortgage, was deferred. The deferred gains are taken into income at the time when mortgage repayment commences.

Change in Presentation

The net gain or loss on the disposal of acquired residential properties is included with other revenue on the Statement of Earnings. In prior years, the gross amounts were included in sales and cost of sales. This change has no effect on the net earnings of the Corporation.

Notes to Financial Statements
March 31, 1985

1. Real Estate

		1985	1984
		(Corporation's Proportionate Share)	
		($'000)	($'000)
Land under development	117 Hectares	14,850	19,281
Land held for development or sale	25,536 Hectares	456,672	456,247
Land leased to homeowners	4,341 Lots	34,331	34,841
Acquired residential properties	204 Properties	7,161	9,607
Commercial properties, net of $156,000 accumulated depreciation (1984 - $69,000)	2 Properties	3,792	3,740
		516,806	523,716

Transactions during the year were:

	Land Inventory	Leased to Homeowners	Acquired Properties	Commercial Properties	Total
			($'000)		
Balance, March 31, 1984	475,528	34,841	9,607	3,740	523,716
Reacquisitions and settlements	2,981		1,794		4,775
Development costs	4,770			139	4,909
Capitalized interest	340				340
Carrying costs	3,064		1,673		4,737
Rent recoveries	(3,740)		(1,061)		(4,801)
Depreciation				(87)	(87)
Disposals			(4,852)		(4,852)
Cost of sales	(11,421)	(510)			(11,931)
Balance, March 31, 1985	471,522	34,331	7,161	3,792	516,806

2. Mortgages and Loans

	1985 ($'000)	1984 ($'000)
Residential mortgages and agreements for sale:		
Insured under the National Housing Act	45,589	55,221
Uninsured (net of 1.5% allowance)	399,387	438,731
Total (average interest rate 10.30%; 1984 - 10.47%)	444,976	493,952
Non-interest bearing deferred mortgages	23,267	25,592
Builders' mortgages	8,780	11,378
Municipalities and other	10,762	10,779
Ontario Development Corporation	424	406
Other receivables	181	275
	488,390	542,382
Less: Deferred gains arising from non-interest bearing deferred mortgages	23,267	25,592
	465,123	516,790

3. Cash and Marketable Securities

	1985 ($'000)	1984 ($'000)
Cash and short-term investments	37,744	57,928
Securities maturing 1987 to 2005 (market value $37,500,000; 1984 - $16,800,000)	38,215	18,900
	75,959	76,828

4. Long-term Debt — Treasurer of Ontario

The assets of the Corporation are financed mainly by loans from the Treasurer of Ontario. These loans are repayable as funds are realized from the assets.

	1985 ($'000)	1984 ($'000)
Interest bearing — Average rate 9.23% (1984 - 9.23%)	476,961	545,317
Non-interest bearing	390,718	392,893
Non-interest bearing to March 31, 1990	4,622	4,636
	872,301	942,846

5. Long-term Debt — CMHC

(a) Debt due to CMHC is repayable under two debentures due December 31, 2001. The weighted average interest rate is 8.93% (1984 - 8.92%).

Principal repayments are due as follows:

	($'000)
Year Ending March 31, 1986	2,763
1987	3,011
1988	3,281
1989	3,576
1990	3,898
Subsequent to 1990	86,163
	102,692

(b) The Corporation has established a debt retirement fund to provide for payment of the CMHC debentures. The elements of the fund are included under the appropriate classifications in the Balance Sheet.

Details of the fund are:

	1985 ($'000)	1984 ($'000)
Cash and marketable securities	56,652	49,954
Residential mortgages	35,566	43,214
Acquired residential properties	24	589
	92,242	93,757

6. Other Revenues

	1985 ($'000)	1984 ($'000)
Deferred gains realized	2,327	2,754
Administration and sundry fees	1,321	1,483
Rent from commercial properties	100	72
Loss on disposal of acquired properties	(429)	(169)
Adjustment of allowances:		
Residential mortgages and acquired properties	630	(300)
Builders' mortgages	(691)	—
	3,258	3,840

7. Interest

	1985 ($'000)	1984 ($'000)
Treasurer of Ontario	49,404	55,302
CMHC	9,580	9,664
Other	—	16
	58,984	64,982
Capitalized to land inventory	(340)	(514)
	58,644	64,468

8. Other Expenses

	1985 ($'000)	1984 ($'000)
Operating expenses of commercial properties	264	221
Depreciation of commercial properties	87	69
Miscellaneous	46	48
	397	338

9. Mortgage Guarantee Fund

The Corporation maintains a Mortgage Guarantee Fund which was established to satisfy any liability arising out of guarantees given for specific mortgages provided by private sector lenders. The outstanding balance of the mortgages so guaranteed is $11,290,000 (1984 - $14,897,000).

Details of the fund are:

	1985 ($'000)	1984 ($'000)
(i) Fund Continuity from Inception		
Fee revenue from borrowers	828	828
Interest income	1,556	1,329
	2,384	2,157
Net gain on guarantee operations	7	5
	2,391	2,162

(ii) Fund Assets		
Cash	71	107
Marketable securities (market value $1,620,000; 1984 - $1,135,000)	1,809	1,384
Mortgages receivable	511	663
Due from Ontario Land Corporation	—	8
	2,391	2,162

10. Contingent Liabilities

Certain persons whose land was expropriated may apply to the Ontario Municipal Board for reassessment of the compensation paid upon expropriation. Additional compensation may be negotiated or awarded and is treated as a land settlement cost when paid. During the year, the Corporation paid settlements of $0.3 million; future settlements are estimated at $1.5 million.

The Corporation and others are defendants in three lawsuits claiming that they were negligent in allowing the building and sale of houses on a site contaminated by radioactive waste. Damages claimed are approximately $16 million. The Corporation is denying all liability in these actions on the grounds that it had no knowledge of the contamination. The Corporation's lawyers have advised that it is unlikely that any liability will attach to the Corporation. Accordingly, no provision for this item has been made in the financial statements.

11. Comparative Figures

Comparative figures have been reclassified to conform with the March 31, 1985 presentation.

Ontario

Office of the
Provincial
Auditor

Parliament Buildings
Queen's Park
Toronto, Ontario
M7A 1A2
416 965-1381

To the Ontario Land Corporation and
to the Minister of Housing

I have examined the balance sheet of Ontario Land Corporation as at March 31, 1985 and the statements of earnings, retained earnings and changes in financial position for the year then ended. My examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as I considered necessary in the circumstances.

In my opinion, these financial statements present fairly the financial position of the Corporation as at March 31, 1985 and the results of its operations and the changes in its financial position for the year then ended in accordance with the policies described in the Summary of Significant Accounting Policies, applied on a basis consistent with that of the preceding year.

In accordance with section 29 of the Ontario Land Corporation Act, a report on the audit has been made to the Corporation and to the Minister.

D.F. Archer

Toronto, Ontario,
July 3, 1985.

D.F. Archer, F.C.A.,
Provincial Auditor.

Ontario

Office of the
Provincial
Auditor

Parliament Buildings
Queen's Park
Toronto, Ontario
M7A 1A2
416 965-1381

July 26, 1985

Honourable Alvin Curling
Minister of Housing
Province of Ontario
Parliament Buildings
Toronto, Ontario
M7A 2K5

Dear Mr. Curling:

In accordance with section 29 of the Ontario Land Corporation Act, an audit of the accounts and financial transactions of Ontario Land Corporation has been completed for the year ended March 31, 1985. A copy of the audited financial statements is enclosed.

Our current year's review of the system of internal control and accounting procedures did not disclose any matters of significance to be reported on at this time.

Eighteen additional copies of the audited financial statements have been forwarded to Mr. S.G. Payne, Chairman of the Board of Directors, for distribution to the other members of the Board and senior officials of the Corporation.

Sincerely,

D.F. Archer

DFA/dh
Encl.

D.F. Archer,
Provincial Auditor.

Ontario

Office of the
Provincial
Auditor

Parliament Buildings
Queen's Park
Toronto, Ontario
M7A 1A2
416 965-1381

July 26, 1985

Mr. S.G. Payne
Chairman
Ontario Land Corporation
16th Floor, 777 Bay Street
Toronto, Ontario
M5G 2E5

Dear Mr. Payne:

In accordance with section 29 of the Ontario Land Corporation Act, an audit of the accounts and financial transactions of Ontario Land Corporation has been completed for the year ended March 31, 1985. A copy of the audited financial statements is enclosed.

Our current year's review of the system of internal control and accounting procedures did not disclose any matters of significance to be reported on at this time.

Seventeen additional copies of the audited financial statements are enclosed for distribution to the other members of the Board and senior officials of the Corporation.

A copy of the audited financial statements has been forwarded to the Honourable Alvin Curling, Minister of Housing.

Sincerely,

D.F. Archer

DFA/dh
Encl.

D.F. Archer,
Provincial Auditor.

Ontario

INTERNATIONAL YOUTH YEAR 1985
ANNÉE INTERNATIONALE DE LA JEUNESSE 1985

Office of the Deputy Minister
Bureau de Sous-ministre

Ministry of Municipal Affairs

Ministère des Affaires municipales

777 Bay Street
Toronto, Ontario
M5G 2E5
(416) 585-7452

THE HONOURABLE BERNARD C. GRANDMAÎTRE
MINISTER OF MUNICIPAL AFFAIRS

SIR:

I have the honour to submit for your approval the 1984/85 Annual Report of the Ministry of Municipal Affairs and Housing.

Respectfully submitted,

Glenn R. Thompson
Deputy Minister

Local Government Organization Branch

In broad terms, this branch has the responsibility for advising senior management and the minister with respect to the authority and responsibility local government should be accorded in terms of its functions, its organizational arrangements and its structure. The branch works toward local government that can be responsive, responsible and more easily understood.

The branch is involved both in current and topical policy formulation and advice and in longer term policy planning and initiatives. The branch also has responsibility for co-ordinating municipal legislation and carrying forward policy as it is to be expressed and introduced as legislation.

The branch is made up of two sections: the powers and legislation section and the organization policy section. The objectives and selected current activities of each section are set out below:

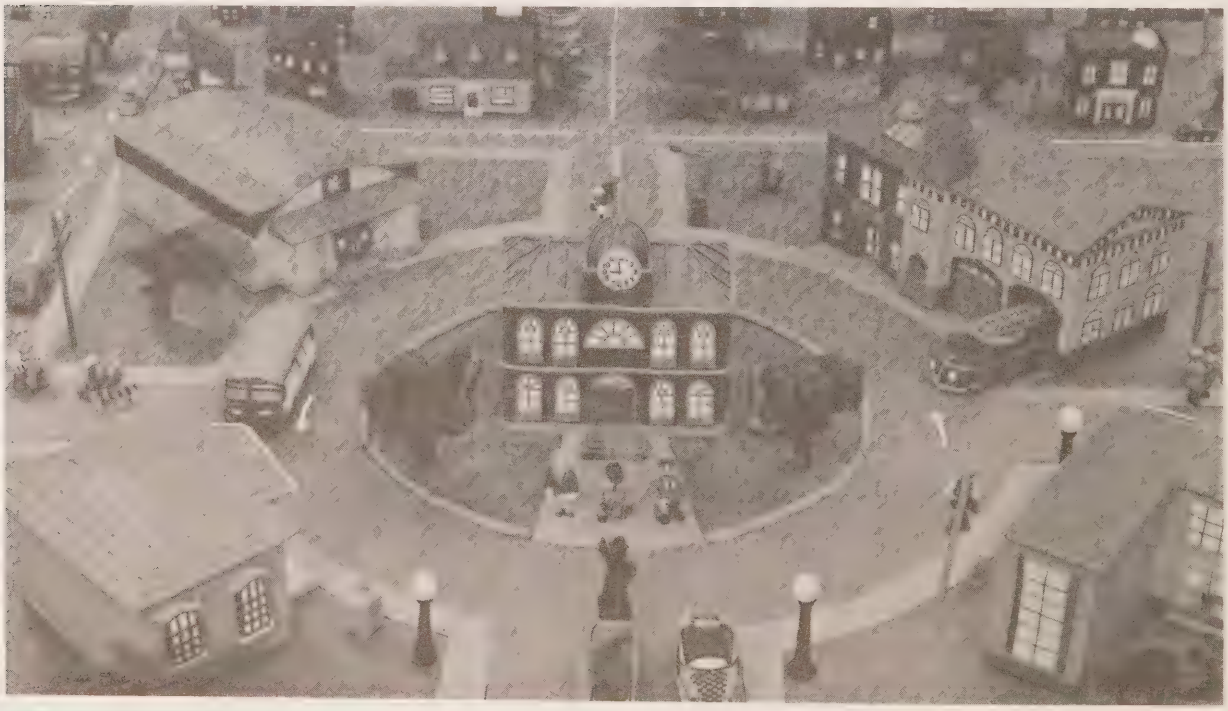
Powers and Legislation

- assesses and develops proposals to increase the effectiveness of local government and to increase its capacity to set priorities and to deliver services;
- studies existing and proposed arrangements for service delivery by the municipal sector. This includes the division of responsibility between local government and the province and between levels of local government in a two-tier system;
- examines the relationships between municipalities and other agencies in local government and makes recommendations for change;
- provides advice on the proposals of other ministries as they affect local government;
- acts as a focal point in the ministry for requests for change in legislation. (The section is informed of the status and content of all legislative proposals and liaises with other branches of the ministry);
- provides advice to senior management and the minister on requests for public and private municipal legislation to ensure that the process for public and private legislation is well co-ordinated and effective.

Organization Policy Section

- assists in the development of more effective local government structures, including monitoring requests from restructured areas;
- undertakes research and policy development on the organization character of local government to improve its accountability, accessibility and responsiveness to local needs and conditions.
- participates in the ministry's efforts to improve the general public's awareness of local government, including school curriculum content;
- undertakes organizational studies and liaison promoting more effective local government in northern Ontario.

The branch also co-ordinates the local government student research assistance program, which provides grants to assist students with the costs of undertaking theses, dissertations and research papers on topics related to local government in Ontario.



A plasticene model of a typical Ontario town was constructed for use in a film and television commercials, produced for Local Government Week.

Municipal Finance Branch

The municipal finance branch is responsible for the development of policy and legislation intended to ensure the long term financial viability of Ontario municipalities with respect to their revenue base, expenditure levels, and cost-sharing among municipalities and taxpayers.

In performing its role, the branch undertakes research and prepares reports, policy papers and submissions for consideration by the minister and cabinet. Branch representatives meet frequently with the various client groups, including elected and appointed municipal officials.

The branch also provides liaison with other ministries and agencies on transfer payments and other provincial initiatives which have municipal finance implications.

The branch is divided into three groups: taxation policy; grants policy; and finance policy and analysis. The main functions of each group are as follows:

Taxation Policy

- development of property tax policy options;
- policy development toward the determination of an appropriate basis for distributing metro, regional and county costs among their constituent municipalities;
- review of payments to municipalities made in lieu of property taxes;
- evaluation and development of general government policy respecting exemptions from property taxation;
- review and enhancement of procedures for collection of local taxes with respect to:
  - interest, penalties and discounts;
  - business taxes;
  - payments to school boards and upper tiers.

Grants Policy

- annual review of the ministry's unconditional grants program to ensure the efficient and fair distribution of funds to municipalities. (In 1985 the program contributed approximately $752 million to the municipal sector);
- evaluation of other ministries' grant programs and how they affect the finances of municipalities;
- review and development of guidelines for municipal development levies;
- simplification and consolidation of all municipal finance provisions, which currently exist in various acts, into one statute.

Finance Policy and Analysis

- forecasts and analyses of local government expenditures and revenues;
- analyses of the economic and financial bases of municipalities;
- annual publication of *Local Government Finance in Ontario* which consists of a review of municipal government financial performance;
- monitoring and development of policy regarding municipal borrowing, debt and other long-term commitments;
- review and development of policy options regarding municipal pension plans and other employee benefits.

Provincial-Municipal Affairs Secretariat

The secretariat performs a liaison function between the province and those municipal organizations which collectively represent local government in Ontario.

The secretariat maintains a close working relationship with the Association of Municipalities of Ontario (AMO), its constituent sections and its affiliated staff organizations. AMO represents the majority of Ontario's 838 municipalities. As part of the overall provincial-municipal consultation process, regular meetings were held between the Minister of Municipal Affairs and Housing and the executive of AMO. Additional meetings were held between the association and ministers whose responsibilities encompass areas of municipal interest. The arrangement and agendas for these meetings are the responsibility of the secretariat.

In conjunction with AMO, the secretariat will conduct a major series of seminars for the newly-elected members of municipal councils following the municipal elections of 1985.

Following the expansion in 1983 of the *Municipal Directory* to include lists of municipal officials covering most major municipal departments, the secretariat produced as a *Supplement to the Municipal Directory* a listing by municipality of all elected members of municipal councils. This supplement will be expanded in 1985/86 to include elected and appointed members of major boards and commissions at the municipal level.

In 1985 and subsequent years, the secretariat will collect data from municipalities on Affirmative Action programs and progress. The results from this "*Survey of Municipal Employment and Remuneration Paid to Male and Female Municipal Employees*" will be available in summary form in a Report to the Legislature by the Minister of Municipal Affairs.

The secretariat also produces *Background*, a weekly newsletter on topics of current interest in local government, circulates quarterly summaries of municipal resolutions and provincial responses, and maintains a liaison function with other provincial ministries of Municipal Affairs and those national and international organizations with a principal focus on local government.

Subsidies Branch

The subsidies branch provides municipalities with appropriate financial and management resources to meet their responsibilities through loan, grant and transfer payments.

The branch also administers programs to encourage the continued use of farm and forest lands through tax rebates to property owners, and the creation of additional jobs through grants to private sector employers.

PROGRAM	TOTAL AMOUNT PAID $	TOTAL CLIENTS SERVED
FARM TAX REDUCTION PROGRAM — Encourages the continued usage of and production on farm lands through rebates of 60% of municipal taxes to eligible property owners.	94,138,116.12	153,669 properties
MANAGED FOREST TAX REDUCTION PROGRAM — Encourages the continued usage and proper management of forest lands through rebates of 60% of municipal taxes to eligible property owners.	1,584,188.62	7,270 properties
MUNICIPAL PROGRAMS — These programs provide grants to municipalities to maintain or improve the services provided to their residents and to improve their own administrative capabilities.		
Municipal services		
COED — municipal	12,020,345	
Marina & boating facilities	801,029	
Disaster relief assistance	60,000	
Municipal services in French	312,632	
Community economic transformation agreements	342,452	
Community celebration grants	28,802	
Niagara — Kenora twinning	6,312	
Municipal administration		
Training in municipal administration *includes $151,138 from M.A. '85	900,915*	
Municipal energy audits	546,358	
Municipal Affirmative Action	64,500	
Other		
COED — non-municipal	7,413,179	
Small business employment	1,864,974	
Unemployment help centres	328,488	
ONTARIO YOUTH EMPLOYMENT PROGRAM — Provides a wage subsidy to private sector employers hiring young people into newly-created jobs during the summer months. Encourages the creation of additional jobs through grants under various ad-hoc programs.	31,649,875	22,753 employers 53,820 jobs
ONTARIO YOUTH WORKS PROGRAM — Program announced in November, 1984. Provides a wage subsidy to private, non-profit and municipal sector employers hiring young people into newly-created jobs. Program period is year-round. Encourages the creation of additional jobs through grants under various ad-hoc programs.	204,985	3,000 employers 5,000 jobs
ONTARIO YOUTH CORPS PROGRAM — Program announced in September, 1984. Provides a wage subsidy to municipal and non-profit sector employers hiring young people with specific employment disadvantages. Program period is year-round.	8,213,675	273 municipalities 2,730 jobs 1,012 projects

NOTE: The three YOUTH programs above have been transferred to the new Ministry of Skills Development.

PROGRAM	TOTAL AMOUNT PAID $	TOTAL CLIENTS SERVED
ONTARIO UNCONDITIONAL GRANTS PROGRAM: SIX MAJOR GRANTS	118,051,837	838 municipalities
— This grant program provides financial assistance to municipal governments in order to reduce the impact of property tax increases on local taxpayers and to strengthen the fiscal capacity of resource-poor municipalities. The program consists of six unconditional grants. The general, police, and density-per-household grants are calculated by applying a provincially determined dollar amount against the 1984 grants per household in a municipality. The resource equalization, general support, and northern special support grants are based on municipal tax levies. Resource equalization grants also take into account a municipality's property tax base.		
ONTARIO UNCONDITIONAL GRANTS — OTHER	4,345,227	156 municipalities
— This program consists of the apportionment guarantee grant which nullifies the impact of cost-sharing with a region, county or district due to shifts in tax burdens caused by changes in equalization factors. In addition, the program financially assists municipalities with extraordinarily high unemployment with their share of project costs under the Canada Ontario Employment Development program. The province also provides special financial assistance to municipalities which face financial burdens that are beyond the control of the municipality.		
PROVINCIAL PROPERTIES PAYMENT-IN-LIEU-OF-TAXES	24,507,394	675 municipalities
— Under this program the province pays its share of municipal servicing costs applicable to property it owns that is not occupied by a tenant. The grant-in-lieu-of-tax is paid to lower-tier municipalities. The amount is determined by the assessed value of the property and the municipality's commercial mill rate for general and upper-tier municipal purposes. Local improvement and drainage charges may also be paid, if applicable. — Effective January 1984, the program also applies to provincial parks, historical ports, wilderness areas, and the non-tenanted portions of agricultural research stations.		
TENANT-OCCUPIED PROVINCIAL PROPERTIES PROGRAM	5,210,379	4,500 tenants
— The province pays municipal taxes on behalf of tenants occupying provincially-owned property in a municipality. In addition, the province pays school taxes on behalf of tenants of provincial property located in school areas in unorganized areas of the province. The payment amount is based on the property's assessment and the municipality's general mill rates for local and upper-tier municipal purposes and school purposes, and may include special charges on tax bills, if applicable. At year end, the province invoices the tenants to recoup the current year taxes paid on their behalf.		

Municipal Operations Division

The municipal operations division provides a full range of advisory services to improve local government effectiveness, and monitors financial management and reporting requirements for municipalities.

A network of 10 field offices assists the division.

Municipal Boundaries Branch

The function of the municipal boundaries branch is to administer the Municipal Boundary Negotiations Act 1981.

The purpose of the act is to provide a process whereby municipal politicians on all sides of a boundary or boundary-related issue may resolve annexation or amalgamation matters by negotiation.

The municipal boundaries branch provides the resources to carry out fact-finding inquiries on behalf of the minister, to act as facilitators and mediators to assist municipalities in resolving their issues, and to generally see that the provisions of the act are carried out.

There are seven steps in the process:

- application for initiation of procedures under the act by a municipality;
- fact-finding by municipal boundaries branch staff, on behalf of the minister;
- negotiations between affected municipalities of the intermunicipal issues, chaired by a chief negotiator from the municipal boundaries branch;
- recommendation for agreement developed and signed by the negotiating committee;
- public consultation to give the public an opportunity to express their views;
- council review and consideration of recommendation for agreement and formal written opinion to the minister;
- implementation by an Order-in-Council of an agreement adopted by the councils involved.

In certain circumstances, one or more of the steps may not apply, such as in uncontested applications where there is agreement or near agreement between municipalities prior to an application, when no formal negotiations are required under the act.

During 1984/85, the branch received 13 new applications from municipalities which, together with 27 applications in process from the previous year, resulted in 40 applications on hand. Thirteen applications (one contested and 12 uncontested) were completed during 1984/85 and Orders-in-Council signed or before cabinet for consideration. The other 27 are in various stages of the process.

Research on various subjects is carried out by branch personnel on an "as required" basis when identified by a negotiation committee. This includes financial analysis of the impact on the municipalities of potential and/or proposed areas to be annexed.

The result of the branch's program is that boundary and boundary-related disputes are resolved in a politically accountable way, in a process that is non-legalistic, at a minimum cost to municipalities and the province, and in a manner that permits on-going good relationships among municipalities at the conclusion of negotiations.

Municipal Management Policy Branch

The municipal management policy branch prepares and issues publications on financial and administrative management and on computer use. It controls the municipal auditing function, prescribes municipal reporting statements and operates the municipal information data base.

The branch comprises three sections: financial management section, administrative management section and municipal information section.

The financial management section looks after developments in financial management, financial accounting and reporting and auditing. In 1984/85, it issued the following publications:

- *How to Borrow Long Term*
- *Calendarized Budgets*
- *Revised Financial Disclosure to the Public — A code for municipalities in Ontario*

The administrative management section continued its activities in the development of municipal administration. Bulletins were prepared in 1984 on *Keeping The Public Informed*, *Affirmative Action*, *Municipal Tendering*, *The Municipal Tax Sales Act 1984*, and a *Summary of Legislation Affecting Ontario Municipalities*. A management advisory publication on the subject of *Personnel Operations in Smaller Ontario Municipalities* was produced.

Other publications in progress include:

- *The Municipal Elections Act*
- *Using Consultants*
- *Sample By-Laws*
- *Councillors Handbook — A summary of legislation affecting Ontario municipalities*
- *You and the Land Registry System*

The municipal information section continued to maintain and operate MARS, the Municipal Analysis and Retrieval System data base, containing historical data on all 838 municipalities in Ontario for the period 1977 to 1984. Municipal affairs branches relied heavily on the data in MARS for the development of overall provincial policy relating to municipal finance and the payment of unconditional grants.

Other users of MARS data included the municipalities themselves, municipal associations, the Ontario Municipal Board, Statistics Canada, the investment and banking communities, other provinces, students of municipal administration, consultants and others interested in the municipal sector.

In addition to maintaining and providing information

to users of municipal financial data, the section undertook, with accounting and other professionals, a detailed review of the financial and reporting requirements of the Financial Information Return (FIR).

Considerable progress occurred respecting the use and application of microcomputer technology within and without municipal affairs. Additional publications were released advising municipalities how to evaluate, acquire and install microcomputer technology when it is practical to do so. To date, in the series entitled "Microcomputers in Small Municipalities", three publications have been released:

— *A Guide*
— *A Workbook*
— *A Catalogue*

Under development are a series of publications for municipalities with populations larger than 5000.

Within municipal affairs, a number of microcomputer systems were completed which complement the MARS environment and provide additional management information. Examples of these include the development of a microcomputer-based financial management indicators template which is in use by all ten field offices to analyze the financial status of municipalities over a three-year time frame. Also developed and operating satisfactorily was a branch budget program, a municipal address mailing system, and a branch local area network known as MUNI-net.

A formalized computer literacy training program used by the municipal affairs wing and other parts of the ministry, complete with classroom and trainer, took effect in October, 1984, with two streams of learning: general level knowledge and working level knowledge.

Formalized microcomputer guidelines were also developed that address a number of issues, including training, security, copyright, operations, project methodology, standard hardware configurations, software recommendations, etc.

The municipal information section continued to play an active role in liaison with other ministries in providing assistance and advice with respect to local government information systems and new technologies. It provided continuing advice and assistance to municipalities in various ways, including working directly with municipal staff, conducting workshops and seminars, and preparing resource material and publications. In addition, the exchange of information and ideas, as well as the development of policies and procedures to meet the rapidly changing computer environments, extends beyond Ontario. Section staff advanced their collaboration with other Canadian provinces as well as national and international associations who share mutual interests. The section is also a corresponding member of the Technical Working Group of the Organization for Economic Co-operation and Development (OECD) of the United Nations.

Municipal Action '85

This program, aimed to assist municipalities in the improvement of their management and operations, has continued to be very successful.

Under the training and development element, approximately 500 training incentive grants were processed during the year. More than 20 bursaries for senior administrators to encourage mid-career management training were approved. The education development fund continued to be used for the development of new educational material and training packages related to the activities of municipal government. Currently, 20 projects are involved, including a program on cash flow management conducted by the Association of Municipal Clerks and Treasurers of Ontario, a supervisory skills course package developed by the Ontario Municipal Management Development Board, and a management-by-objectives in local government project to develop a manual and seminars on this subject.

The second element under the program, the Basic Accounting and Control Package (BACPAC), continues to be successful. Currently, more than 254 projects have been approved and others are currently under review.

Over 180 project applications have been approved under the advanced management systems element of the program. This has covered the whole range of municipal management operations, including financial management information, general management information, comprehensive auditing, general computer systems, and a whole range of other projects covering a wide variety of direct municipal operations.

These projects are being monitored, and the experiences of the municipalities involved will be highlighted so as to help other interested municipalities.

Under the general initiatives section, the *Consolidated Municipal Reference Directory* is being produced including, in 1984-85, the four-volume set of legislation for Ontario affecting Ontario's municipalities. This was enthusiastically received by municipalities and others. A number of joint services encouraging municipalities to work together in joint ventures have also been completed during the year.

Field Services Branch

The field services branch operates a network of 10 field services offices in Ontario to provide advice to municipalities. The branch also provides a municipal affairs presence in the field to the general public, other government ministries, and government agencies on all aspects of local government.

Field offices are located in Thunder Bay, Sudbury, North Bay, Ottawa, Kingston, Oshawa, Orillia, Cambridge, Guelph and London with a head office staff in Toronto.

Staff members of the field offices have the first line responsibility to assist municipalities in complying with recognized municipal practices and maintaining good management and financial stability. When necessary, the field office staff provide on-site assistance.

For the 607 municipalities with populations of 5,000 or less, guidance from the branch is particularly

emphasized and requested as the complexity of municipal administration increases.

Direct supervision by the ministry of the conduct of the affairs of the boards of seven improvement districts, the Moosonee Development Area Board, and two other municipalities is carried out by the branch. Three municipalities have requested and are receiving supervision in certain matters (modified supervision).

The branch evaluates applications for special assistance made to the minister by municipalities experiencing losses of revenue. In the past fiscal year the minister approved six grants.

Branch staff organize seminars and workshops for municipal staff and attend municipal association and zone meetings to provide information and advice.

Financial reports of all municipalities are reviewed by the branch. Weaknesses are identified and reviewed with the municipality.

The branch, through the Municipal Action '85 program, provides on-site training for inexperienced municipal staff, usually through a cost-sharing agreement with the municipal corporation.

Ratepayers in some 100 instances in the past year have requested the minister to intervene in local government matters alleging improper council decisions and/or improper performance by municipal officials. Allegations in six instances were presented to the minister by way of requests for a full scale Commission of Inquiry. In all cases, the branch inquires into the matters and reports to the minister.

The function of the community planning wing is to ensure that provincial, municipal and private sector objectives can be achieved through an effective land use planning process.

The wing administers the regulatory planning process, as well as grant and loan programs. Staff advice and assistance is provided to municipalities, business organizations and the public on all matters pertaining to the Planning Act and related legislation.

Community Planning Programs Division

The community planning programs division includes the community planning advisory, community renewal, and the research and special projects branches. These branches are responsible for all community planning wing programs of direct financial, advisory and educational services to municipalities, and provide the research function for the wing as a whole. Regular liaison with municipalities provides the division with an awareness of municipal planning concerns and input into establishing appropriate research topics and special studies.

Community Renewal Branch

The community renewal branch is responsible for promoting and facilitating a comprehensive approach to the revitalization and maintenance of existing urban areas and community facilities.

In carrying out this responsibility, the branch assists municipalities in the preparation of community improvement policies (as part of municipal official plans), assists in the interpretation, application and administration of the community improvement legislation in the Planning Act, and provides financial assistance to municipalities for improvements within residential and commercial areas. In addition, the branch provides assistance in the establishment and ongoing operation of Business Improvement Areas (BIA's) across the province.

The branch administers the financial assistance program called PRIDE (Programs for Renewal, Improvement, and Development). The PRIDE package encompasses the Ontario Neighbourhood Improvement Program (ONIP) introduced in 1981, and the Commercial Area Improvement Program (CAIP) announced in 1983. CAIP replaced both the



Ontario PRIDE Awards were presented to those who worked to promote the Business Improvement Area (B.I.A.) concept.

Ontario Downtown Revitalization Program (ODRP) and the Main Street Revitalization Program (MSRP).

Ontario Neighbourhood Improvement Program (ONIP)

Under ONIP, municipalities receive a 50% provincial grant for projects to upgrade municipal services, public utilities and social and recreational facilities in stable residential neighbourhoods occupied by low- and moderate-income households. The purpose is to arrest decline and ensure a minimum level of services in the neighbourhood.

During the 1984/85 fiscal year, $7.5 million was committed to municipalities, bringing the total commitments under the program by the end of 1984/85 to $43.2 million for 216 projects by 141 municipalities. Provincial payments by the end of fiscal year 1984/85 were $23.4 million.

Commercial Area Improvement Program (CAIP)

The Commercial Area Improvement Program was introduced to address the changing municipal commercial area improvement needs in the 1980's.

The purpose of this program is to improve physical, social, cultural and economic facilities within downtowns and other older existing commercial districts in order to arrest decline and/or revitalize these areas.

Under CAIP, municipalities receive a 50% provincial contribution in the form of loans and grants. The maximum provincial funding to a project is $500,000. The grant portion cannot exceed one-third of the provincial contribution. The rate of interest on the loan portion is 50% of the provincial borrowing costs.

During the 1984/85 fiscal year, $3.5 million was committed to 20 projects in 20 municipalities bringing the total commitments under the program by the end of 1984/85 to $9.5 million for 42 projects in 37 municipalities.

Business Improvement Areas (BIA)

The Business Improvement Area concept began in 1970 when the province enacted what is now Section 217 of the Municipal Act, R.S.O. 1980. This BIA legislation provides local business and retail communities with the opportunity to establish a formal organization to facilitate physical improvements on municipally-owned lands, buildings and structures (beyond the normal or routine works of the municipality) and to co-ordinate marketing and promotional activities within the designated areas.

The branch actively promotes the BIA concept in municipalities and supplies information and guidance in the establishment and administration of BIA's. The existence of a BIA is a prerequisite for municipal involvement in CAIP. There is no direct provincial funding.

At the end of the 1984/85 fiscal year, there were 170 active BIA's in the province with a cumulative annual budget exceeding $6.5 million.

The branch is also responsible for overseeing projects under now terminated programs that still have outstanding provincial commitments. These are:

Ontario Downtown Revitalization Program

The program was instituted in 1976 and replaced in August 1983 with the announcement of CAIP.

It was a provincial-municipal program under which the province provided financial assistance to municipalities with a population of 125,000 or less to facilitate privately funded downtown redevelopment.

There are two projects still under implementation. Provincial payments under this program in fiscal year 1984/85 amounted to $5.2 million.

Main Street Revitalization Program

This program was instituted in 1978 and replaced in August 1983 with the announcement of CAIP.

Provincial assistance was available in the form of low-interest loans to active Business Improvement Areas in downtown areas of small communities with populations of 35,000 or less.

There were eight projects still under implementation in 1984/85 and provincial payments in fiscal year 1984/85 amounted to $319,135.

Urban Renewal, Neighbourhood Improvement and Community Services Contribution (NIP Component) Programs

These joint federal/provincial/municipal programs were terminated by the federal government. In 1984/85 there were 16 projects still in the process of being implemented with an outstanding provincial commitment of approximately $1 million.

Community Planning Advisory Branch

The community planning advisory branch (CPAB) is a decentralized operation with offices in Ottawa, London, Sudbury, Thunder Bay and Metro Toronto. It is responsible for promoting community planning in Ontario through the provision of educational activities, direct financial and technical assistance, and advisory services. The presence of a professional field staff enhances effective communication between the ministry and local municipalities.

Educational activities. In 1984/85, the branch organized 121 educational seminars and workshops and participated in sessions which were initiated by other branches or agencies. CPAB also organized the 1984 Ontario Planners' Conference, the major annual professional planners' meeting in the province, which attracted over 300 representatives from both the public and private sectors.

During the year, the branch initiated a major review of its educational programs. The branch will examine current issues relating to educational activities,

demands for service, and the extent of existing municipal educational resources in order to formulate new objectives for future educational programs. The review will be completed in the 1985/86 fiscal year.

Technical Assistance. CPAB offers professional planning assistance to many Ontario municipalities on a no-cost consultant basis. During 1984/85, 29 documents were prepared (relating to official plans and zoning by-laws), and terms of reference were drawn up for 31 studies.

During the year, 436 plans, reports and documents were reviewed by staff. These included comments to the plans administration branches to provide local perspective on documents submitted for approval.

Financial Assistance. In 1984/85 CPAB administered two grant programs providing funding to municipalities: Community Planning Study Grants (CPSG) and Planning Administration Grants (PAG).

During the year, 185 municipalities and joint planning boards received provincial commitments for $1,613,000 under the CPSG program, bringing the total commitments under the program to $12.5 million.

It is expected that 141 planning documents will be produced as a result of these commitments. Of these, 116 will be related to official plans or zoning by-laws and the remainder will be special studies.

The branch also awarded grants totalling $262,000 (under PAG) to facilitate the administration of planning activities in 12 planning areas containing unorganized territory in northern Ontario.

Advisory Services. Approximately 41% of staff time was devoted to advisory and general consultative services to municipalities, other provincial agencies, developers and the general public. Branch staff represented the ministry on a number of committees and performed a liaison role with other agencies and the general public on matters of ministry concern.

Research and Special Projects Branch

The branch provides the ministry with technical advice on community planning issues. The major areas of interest focus on the impact of changing economic and social conditions on communities. The consequences for development and redevelopment are analyzed and related to existing planning programs and future needs.

The work of the branch emphasizes a practical approach to the opportunities and constraints facing municipalities in dealing with complex planning and development issues. The projects and analysis carried out by the branch offer useful guidelines to municipalities, other government agencies, consultants and the development industry on a wide variety of planning related matters.

Recent publications include:

- *Commercial Area Improvements* — provides practical advice to communities embarking on downtown improvements;
- *Downtown Management* — contains examples of management practices in use in Business Improvement Areas (BIA's) in Ontario;
- *Recreational Vehicle Campgrounds* — provides guidelines for the development of private campgrounds;
- *Handbook for Energy Efficient Subdivision Planning — Design Implications* — deals with the design implications of developing an energy-efficient, low-density residential subdivision;
- *Computers as a Planning Tool* — provides a software directory and outlines the present and potential use of micro computers for municipal planners.

Current projects include:

— the development of practical design treatments and implementation tools for improving highway commercial districts;
— the preparation of a handbook which will identify sources of maps and aerial photography of use to municipal planners;
— an examination of the present status of home occupations in a variety of municipalities and possible future trends and impact;
— an assessment of the land use planning concerns of the rural elderly, and an examination of the planning issues related to planned rural retirement communities;
— the development of a practical reference guide for private property owners and municipalities undertaking commercial facade studies.

Local Planning Policy Branch

The local planning policy branch is responsible for initiating and responding to legislative needs related to municipal planning and the co-ordination of statements of provincial policy on planning matters. It is also responsible for the development of explanatory guidelines, regulations and other material related to the Planning Act, and for conducting educational sessions to assist in the greater understanding of the act.

During 1984-85, much of the branch effort was devoted to the monitoring and implementation of the new Planning Act which was proclaimed on August 1, 1983, following a comprehensive review of Ontario's planning legislation. In order to obtain the first-hand views of many users of the new Planning Act, interviews were conducted with approximately 70 selected municipalities, planning boards, provincial agencies and planning professionals during the summer of 1984. On the basis of the general monitoring program and these interviews, it is apparent that the new Planning Act is working well. Appropriate changes are being evaluated.

In addition, and as part of the educational role to assist in the implementation of the new legislation, the branch has published a number of guidelines

explaining various features of the act. During 1984-85, these guidelines included:

Official Plans and the Use of Site Plan Control;

Official Plan Documents: Preparation, Adoption, Submission and Lodging; and

Committees of Adjustment, Minor Variances and Non-Conforming Uses.

Copies of these guidelines were sent to every municipality in the province and widely distributed among special interest groups, consultants and other provincial and local agencies. Additional copies may be obtained from the Ontario Government Bookstore. Other publications currently in preparation, which will assist in the use of the new Planning Act and in understanding the planning process in general, include the *Citizens' Guide to the Planning Process* and a revision and updating to the *Validation Guideline*, as well as a guideline on property standards maintenance.

During 1984/85, the branch continued to work with the Ministry of Agriculture and Food on the revisions to the *Foodland Guidelines* in preparation for release of a policy statement under the new act on the preservation of agricultural land. Revisions to the *Agricultural Code of Practice* were also undertaken by the two ministries in co-ordination with the Ministry of the Environment.

During the year, the branch also worked with the Ministry of Natural Resources on finalizing the Mineral Aggregates Policy Statement, which is ready for final consideration. Staff are preparing draft statements for floodplains and land use compatibility. Statements for longer term consideration include issues such as wetlands.

Plans Administration: north and east, central and southwest

The branches perform regulatory and monitoring functions for a variety of planning responsibilities based on a geographical division of the province: north and east (all regions, counties and districts north and east of Simcoe county and Durham region), central and southwest (all counties and regions west of Northumberland and Victoria counties and the district municipality of Muskoka).

The branches administer the approval of official plans and amendments and plans of subdivision and condominium. This is aimed at ensuring an effective and responsive land use planning process. In addition, the branch works to protect provincial interests in municipal and private sector planning and development initiatives. Delegation of the minister's authority under the Planning Act falls within the mandate of the branch, which also monitors the various approvals which have been delegated. These include subdivision, condominium, local official plans and amendments (in regions) and severance approvals. Reviews are also carried out on draft official plan and zoning documents to provide preliminary comments and general planning advice to municipal councils and planning boards. Zoning by-laws are evaluated by the plans administration branches and, where appropriate, comments are made to the Ontario Municipal Board. The branches also administer minister's zoning orders and approve amendments to the orders.

Other functions include approval of applications for severances in many parts of northern Ontario, the validation of land titles, road adjustments, part lot control by-laws, and deeming by-laws.

The preparation of minister's zoning orders for unorganized areas in northern Ontario is administered in the plans administration branch, north and east.

The plans administration branch, central and southwest, has been directed by the Provincial Secretary for Resources Development to develop a program leading towards the implementation of the proposed Niagara Escarpment Plan through municipal planning documents. Appeals to decisions on Niagara Escarpment development permits are also a function of the plans administration branch, central and southwest.

The branch is responsible for administering and implementing the Parkway Belt West Plan and approving amendments to Parkway Belt regulations. During 1984/85, the branch continued the review of the Parkway Belt West Plan, as required under the Ontario Planning and Development Act. Revised policies for this planning area are expected to be finalized in the spring of 1986.

Outstanding loan and grant commitments made under the Ontario Housing Assistance program are administered by this branch.

The general administration section provides clerical support to the branches, while mapping and graphic services to the entire community planning wing are supplied by the cartography and drafting section.

Plans Administration

Annual Statistics, Fiscal 1984/85	1984/85	1983/84
Development grants		0
New grants		0
Total amount paid		0
Grants completed or extended		0
Total amount paid		0
Interest free loans		0
Number of loans made		0
Total loans approved		
Amount disbursed		0
Housing incentive grants		
Amount disbursed		$150,000
Zoning		
Comprehensive and amending by-laws received	4,683	4,412
Comprehensive and amending by-laws terminated	4,661	4,400
Zoning orders		
Amendment applications received	161	205
Applications terminated	164	202
Minister's consents		
Applications received	966	937
Applications terminated	994	944
Official plans		
Proposed official plans received	62	32
Proposed official plan amendments received	943	816
Official plans terminated	46	27
Official plan amendments terminated	965	753
Parkway belt		
Received	98	233
Terminated	103	218
Niagara Escarpment Commission		
Appeals received	94	76
Appeals terminated	96	74
Road adjustment by-laws		
Received	444	363
Terminated	464	355
Part-lot control		
Received	35	32
Terminated	35	31
Validation		
Received	57	78
Terminated	67	78
Subdivision and condominium applications		
Received	245	213
Terminated	261	209
Monitoring of Submissions/Decisions of Delegated Regions		
Received	503	567
Terminated	466	553
Draft Document Review		
Received	367	240
Terminated	369	179

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Annual Report 1985/86

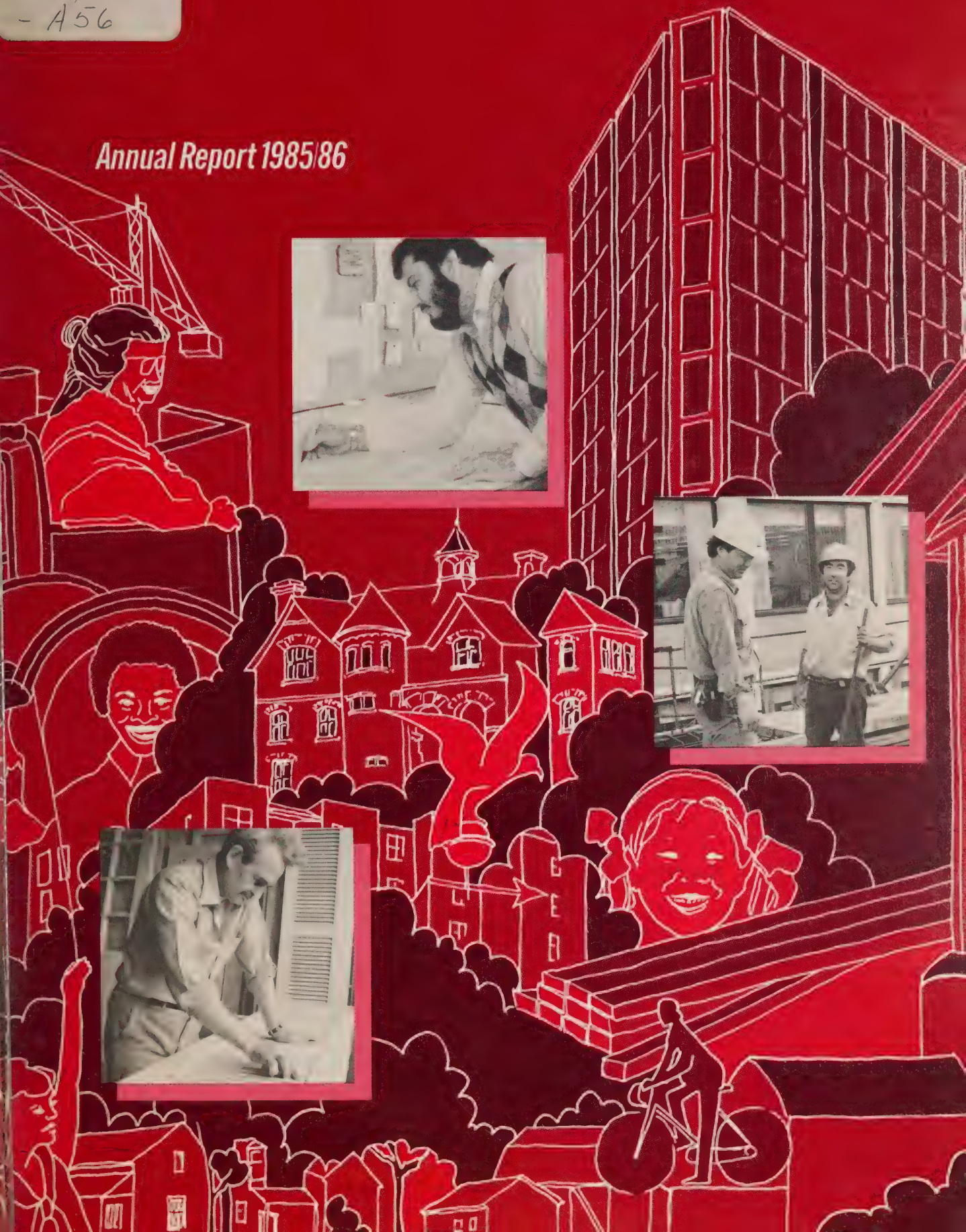




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Ministry of Housing

Ministère du Logement

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THE HONOURABLE
LINCOLN M. ALEXANDER, Q.C., K.ST.J., B.A., LL.D.
Lieutenant Governor of the Province of Ontario

MAY IT PLEASE YOUR HONOUR:

For the information of Your Honour and the Legislative Assembly, we have the privilege of presenting the Annual Reports of the Ministry of Housing and Ontario Land Corporation for the fiscal year ending March 31, 1986 and the Annual Report of Ontario Housing Corporation for the calendar year 1985.

Respectfully submitted,

Alvin Curling
Minister



Office of the
Deputy Minister

Bureau du
Sous-ministre

Ministry
of
Housing

Ministère
du
Logement

777 Bay Street
Toronto, Ontario
M5G 2E5

THE HONOURABLE
ALVIN CURLING
MINISTER OF HOUSING

SIR:

I have the honour to submit for your approval the 1985-86 Annual Report of the Ministry of Housing.

Respectfully submitted,

Ward Cornell
Deputy Minister

Corporate Resources Management

Corporate Resources Management provides central administrative, financial and human resources services to the ministry:

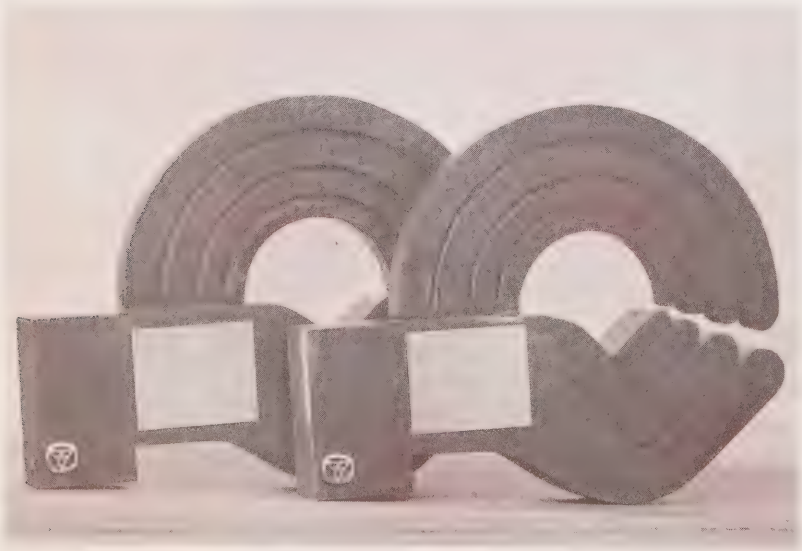
Corporate Resources Management includes:
- corporate planning and evaluation
- financial services
- human resources
- management services
- operations review and audit
- legal services
- Office of the Corporate Secretary

Corporate Planning and Evaluation

- manages the resource allocation and estimates process;
- plans, co-ordinates and processes cabinet and cabinet committee submissions and ensures effective ongoing communications with central agencies;
- develops and implements integrated management processes;
- conducts surveys, collects and disseminates statistical information;
- co-ordinates the ministry's strategic planning and managing-by-results processes;
- provides corporate policy advice, ensuring effective co-ordination and development of policy responses to pertinent issues;
- co-ordinates briefing of the Minister, Deputy and senior staff concerning all matters to be considered by cabinet and cabinet committees.

Resource allocation and cabinet liaison
This section co-ordinates the ministry's financial resource allocation and estimates processes, and ensures effective liaison and communication with cabinet and cabinet committees. This involves working with senior management to develop resource allocation strategies based on ministry policy and program priorities, co-ordinating the annual estimates process, and responding to in-year decisions requiring adjustment of budget allocations.

In the 1985 ministry United Way campaign, held jointly with the Ministry of Municipal Affairs, two awards for mid-size ministries were given to staff: one for the highest payroll rate, and the other for the highest average donation.



This section also co-ordinates the planning, scheduling and process of ministry submissions to cabinet and cabinet committees. It provides advice and assistance to senior management regarding submission content, distributes policy submissions initiated by other ministries for review and comment, and communicates cabinet decisions and directives to affected program managers.

Management planning and statistical analysis
This section develops and co-ordinates the ministry's comprehensive management planning and evaluation process so that financial and human resources can be allocated and utilized in the most efficient and effective manner. Specifically, it leads the preparation of the ministry's strategic plan, advises and assists program managers in the design and development of management control processes and performance indicators, and prepares results information related to the ministry's annual estimates submission.

The section also provides statistical and survey expertise and assembles information on program and other relevant statistics for senior management. During the past year, in addition to a number of program related surveys, surveys were conducted for the Ontario Government United Way campaign to analyze the potential for new contributions, and for the Intergovernmental Committee on Urban and Regional Research (ICURR) to evaluate existing services and estimate the potential for new products.

Other activities included special projects such as co-ordination of the Metro Toronto Housing Authority (MTHA) re-organization, co-ordination of the Minister's consultation meetings on Rent Review, and acting as the contact point between the ministry and the management standards project at Management Board.

Corporate Policy
This group deals with policy issues that have an impact on more than one area of the ministry or which are outside the area of responsibility of individual program areas.

A major responsibility is to provide advisory support service on corporate policy issues for the Minister, Deputy and senior management. Whenever appropriate, more detailed research on specific corporate policy issues is undertaken and may be developed into cabinet submissions.

The section also provides a support role to line policy staff in the ministry through research and

ecommendations on the corporate aspects of pecific program issues.

A key input is provided by the section into the ninistry's strategic planning process through:

) identification and co-ordinated development of a corporate position on policy issues impacting on the ministry and;

2) the development and presentation of socio-economic and demographic research and forecasting. Two examples of this input are the preparation of long-term housing requirements and the provision of short-term forecasts of housing production and related variables on a quarterly basis.

Financial Services

- provides a full range of financial services to the Ministry of Housing including its two crown corporations and 58 local housing authorities;
- co-ordinates and controls the financial management function;
- ensures that adequate systems and policies for cash management, budgeting, accounting and financial reporting are in place;
- in a controllership role:
  - provides financial policy direction to the ministry and its agencies;
  - establishes procedures for management of crown agency and ministry cash flows and banking arrangements;
  - provides specific advice to program managers.

The financial services branch is divided into wo major sections to provide overall financial nanagement to the ministry, the two crown agencies nd 58 housing authorities.

inancial Planning

This section carries out a continuous review of ninistry and crown agency financial resources equirements, provides advice to the responsible ssistant deputy ministers and reports regularly to he Deputy Minister. The purpose of this activity is o ensure that all funds allocated to the ministry are ffectively utilized and that alternatives are dentified with respect to in-year spending pressures. Financial analysis, as well as planning and nonitoring support, are provided on an ongoing asis to program managers. To help managers chieve program objectives, this section continued o use existing reporting, budgeting and expenditure orecasting systems to identify financial pressures nd opportunities early in each fiscal year.

The changing information requirements of the ninistry led to a review of existing automated nformation systems. A strategy to develop and mplement a comprehensive decentralized, ntegrated Financial Management System (FMS) resulted from this review. The new system will serve as a provincial government pilot, and will be available for implementation in other ministries. The FMS will address the non-operational aspects of program operations, provide relevant and timely information, and provide the tools necessary for planning and control; most importantly, it will allow end-users to interact directly with the system for the purposes of extracting data and performing "what if" calculations.

Financial Operations and Control

This section provides financial services to all ministry units and fulfils a financial management and control role as support to the Ontario Housing Corporation. An overall financial reporting system is operated and maintained. The section is also responsible for all statutory reporting requirements for the ministry relating to the financial informations system of the province and the financial statements of the Ontario Housing Corporation.

Planning, budgeting and payment processing procedures along with financial reporting were extended during the year to include new programs under the Assured Housing program and the expanded Rent Review program. Financial reporting and billing requirements/procedures for cost sharing of assured housing programs were also arranged with Canada Mortgage and Housing Corporation.

Human resources development continued as a high priority during the year through numerous job rotations, secondments and special staff training courses with strong emphasis on micro computer technology.

General: The branch director is appointed treasurer of both major crown agencies of the ministry. In this capacity, financial advice, policy guidance and participation in strategic planning activities are provided to the chief executives and/or to members of the Ontario Housing Corporation and Ontario Land Corporation boards.

Human Resources

Personnel Services

This section provides day-to-day personnel services o management and staff of the ministry and its Crown agencies, including recruitment, job evaluation and classification, staff relations and counselling.

The section also assisted management of the Ontario Housing Corporation in the personnel aspects of increased program delivery responsibilities by analysing and evaluating new jobs and recruiting staff.

Staff Relations

Negotiations were concluded for a new two year collective agreement for provincial housing authorities which will expire Dec. 31, 1987. Negotiations are currently in process for approximately 650 maintenance employees of the Metropolitan Toronto Housing Authority.

Over the past year, there has been a levelling off with respect to grievance activities throughout the 58 local housing authorities and as a result, there were fewer cases scheduled before the Grievance Arbitration Board.

Payroll and Records

This section produces and distributes bi-weekly paycheques for staff of the ministry.

In addition to documenting new employees, maintaining pay, benefits and attendance data on all employees, and issuing and controlling identification and building and parking access cards, this section also produces a variety of management reports.

The section continues to administer the payroll system used by the 58 local housing authorities and provides staff with payroll instructions, training and seminars.

Manpower Planning and Staff Development

This section is involved in a number of new projects as well as continuing with management development programs. Staff provide consulting services and develop specific training programs for ministry branches, regional housing programs offices and local housing authorities.

The section has continued to present, with the personnel services and staff relations sections, the Human Resources Management Skills program. This program reinforces the management skills of selection and interviewing, managing employees with work performance problems, handling grievances, designing, analysing and defining jobs, applying the classification process and understanding and managing working conditions in the Ontario Public Service.

The Career Development Options program, a pilot project providing career development opportunities for staff through career counselling and internal/external mobility, has generated a savings of $280,000 to the ministry to date.

The Human Resource Planning and Management committee chaired by the Deputy Minister has identified several initiatives which are being developed into a corporate human resource strategy. This committee will make recommendations on new directions for the development and assessment of ministry managers. It is also committed to the identification and achievement of staff training and development needs through the Goal Setting and Review Process.

The Goal Setting and Review committee, with a representative from each wing, is continuing to review and improve the effectiveness of the performance management process.

This section will manage the CHRIS (Corporate Human Resource Information System) project in which the ministry is participating as a pilot. This is a new personnel information system which will eventually serve all Ontario government employees. The ministry's own computerized human resource information system will be maintained alongside the pilot system and will continue to provide input for training and development programs.

Management Services

- provides administrative services to the ministry and its crown corporations in computer and information systems support.
- procures goods and services
- provides accommodation and office services and maintains the ministry's central library.

The procurement of goods and services and the timely payment of vendors' invoices were maintained, as was the acquisition of office accommodation and related services for the housing authorities. The library continued to provide reference services to the public and staff.

Office automation studies continue to be conducted in local housing authorities and have resulted in the introduction of more office technology as a means of improving customer service and increasing productivity. The word processing centre continued to support a growing number of program delivery areas.

Information Technology

A long term information systems strategy was developed and will be referenced to aid in the development of an information technology management plan for the ministry. Data relating to specific business functions of the ministry were identified and senior management determined priorities for developing the data bases to support these business functions.

A major application, the Property Management System (PMS), is currently being planned for the Metro Toronto Housing Authority. It is planned to implement the functionality associated with this system in other housing authorities in the province.

As part of an increasing emphasis on the need to transfer technology, attention is being focused on such items as office automation, end-user computing products and local area networks. A research project has been set up to evaluate office automation products and the impact of this

technology on human resource issues and organizational structure.

A new partnership agreement has been entered into between the ministry and Canada Systems Group to provide computer services to the ministry for a five-year term, 1986 through 1990. The contract provides for access to and use of C.S.G. mainframe computers located in Mississauga and an in-house computer, "facilities managed", at head office.

Operations Review and Audit Branch

The objective of the branch is to identify opportunities for improving financial and management control systems and provide assurances on the adequacy of controls for the Deputy Minister and ministry managers in order to minimize operating risk and maximize operational efficiency and effectiveness.

The operations review and audit branch

- provides independent, systematic appraisal of all operations and systems of the ministry and its agencies, involving activity throughout the province;
- evaluates the adequacy of financial controls and compliance with corporate policies, legislation and regulations (corporate and agency audit functions);
- evaluates the economy, efficiency and effectiveness of management controls and the operational effectiveness of program delivery (operations review functions).

Legal Services

The objective of the legal branch is to provide legal services to the Minister, Deputy Minister and staff of the ministry and to the crown corporations, boards and commissions for which the Minister is responsible in relation to their programs and policy formulations.

This entails legal advice to the Minister and senior managers related to the Ministry of Municipal Affairs and Housing Act, and all other acts for which the Minister is responsible, The Building Code, The Plumbing Code and other legislation and regulations as required.

All of these statutes and regulations enable and regulate the program operations and responsibilities of the ministry in relation to community housing, buildings, real estate and rent control.

The functions of the legal branch in relation to the program activities of the ministry relate to or deal with provincial-municipal development agreements, land acquisition and development, housing production, rent-geared-to-income housing, mortgage financing and administration, property management, landlord and tenant relations, rent supplement assistance, rent control, sale of lots to builders and developers, new town planning, OMB hearings, legislation, regulations, orders-in-council, major legal issues and litigation, liaison with the Ministry of the Attorney General and external agencies. The functions also include acting as counsel to Ontario Housing Corporation, Ontario Land Corporation, Ontario Mortgage Corporation, The Building Industry Strategy Board, The Building Code Commission and The Building Materials Evaluation Commission.

Office of the Corporate Secretary

- provides staff and administrative support to ministry committees, advisory committees and the boards of directors of Ontario Housing Corporation and Ontario Land Corporation;
- is involved in the public tendering process.

This office is responsible for arrangements for the functions associated with board/committee meetings, including agenda preparation and recording of minutes. It is also responsible for the safekeeping of negotiable securities and other related documents and their return upon authorization.

This office also retains custody of the corporate seals.

Residential Tenancy Commission

The Ministry of Housing became responsible for the Residential Tenancy Commission on May 22, 1985. Previously, the Commission was part of the Ministry of Consumer and Commercial Relations.

The Commission administers the Residential Tenancies Act which regulates rent increases in residential rental housing, and also provides information on rent review and landlord tenant matters through a network of field offices.

The 1985-86 annual report of the Residential Tenancy Commission is produced as a separate document.

Building Industry Development

Following extensive consultation with all building construction sectors, a new initiative was unveiled by the Minister of Housing in 1985/86 to address the major needs of one of Ontario's largest industries. In 1985, building construction value in Ontario reached almost $13 billion, generating 380,000 jobs within some 80,000 firms.

The Building Industry Strategy is a three year program with a budget of $14.6 million aimed at ensuring a healthy building industry in Ontario by fostering job creation and retention and facilitating performance improvements, particularly in domestic markets. It is a fully integrated, industry-driven plan geared to address specific issues.

Its goals are to:

- streamline regulations to reduce unnecessary delays;
- expand production for both export and domestic markets;
- improve productivity;
- increase co-operation and awareness within the industry;
- facilitate the development of a building centre to provide a special focus for the industry.

Fourteen programs have been developed to:

- accelerate the on-going task of revamping, clarifying and simplifying all regulations and legislation affecting building activities;
- seek key changes to legislation and adminstrative practices that will ensure a swift, efficient building approval process;
- identify import replacement and export market opportunities;
- establish export associations and consortia within the industry to assist specific industry sectors;
- develop an information system that will generate, store and disseminate all pertinent information on construction products in the province;
- improve management and labor skills in all industry sectors, at all levels, through funding, co-ordination and promotion of new and existing training programs;
- promote year-round construction activity, both public and private, by collecting and disseminating province-wide building starts;
- form a construction buyers' association with government and industry representatives for cohesive representation;
- compile sectoral and regional building industry profiles for effective information sharing on trends, plans and government support programs;
- promote industry awareness and self image;
- publicize industry success stories to stimulate industry activities;
- encourage industry input into government programs to ensure needs are addressed;
- establish a central information clearing house to provide a single source for all government programs and resources;
- explore the viability of a centre that would house, under one roof, all current and new services of interest to the building community. The centre might include key provincial and federal departments, training facilities, research and development facilities, a centralized building information system and product displays.

Overall leadership for the strategy is provided by a unique advisory board with representation from industry, labor and government. The Building Industry Strategy Board provides guidance to the Minister of Housing on the implementation of the programs and fosters industry-wide communication on issues, needs and opportunities.

Building Industry Secretariat

Within the Ministry of Housing, a Building Industry Secretariat was established in 1985/86 in conjunction with the announcement of the strategy. The Secretariat is responsible for:

- staff support to the Building Industry Strategy Board, its executive committee and program committees;
- day-to-day planning, development and delivery of the 14 programs within the strategy;
- establishing and maintaining effective lines of communication between the provincial government and all building construction sectors;
- monitoring of building-related issues and trends, and the communication of this information;
- financial administration of the program budgets.

Although the strategy was announced in December, 1985, the Building Industry Secretariat has been able to make some initial progress in the following areas:

- the co-ordination of industry input on construction liability to the Slater Task Force;
- a co-operative agreement with the Canadian Construction Research Board of the National Research Council to jointly co-ordinate resources in the establishment of a construction information system;
- in conjunction with industry associations, the announcement of a major forum on building industry trends, issues and challenges, November 2-6, 1986 in Toronto;
- the evaluation of a proposal from the Construction Management Institute to establish a site superintendent program;
- the completion of an extensive data base on building industry trends, expenditures, imports, exports, consumers, firms and economic impacts;
- the development of an information program including the production of the business plan for the board, establishing a comprehensive mailing list of 150 industry associations, and key informants, staff participation in conferences and workshops including Expo '86;
- the development of a skilled labor needs assessment through contact with major builders' associations.

Ontario Buildings Branch

During 1985/86 branch activities continued to reflect the new and expanded mandate in support of the Building Industry Strategy which is to ensure that buildings constructed in Ontario are safe and to create a supportive and encouraging environment for the building industry to help it become more productive and efficient.

Technical Standards

This section is responsible for the regulatory functions of the branch. It develops and maintains the Ontario Building Code and plumbing regulations. It also provides advice and guidance to the building industry and building officials on building legislation and building practices.

1985/86 –

- amended the Ontario Plumbing Code;
- held 16 seminars throughout Ontario for architects, engineers, building officials and builders on building regulations;
- created industry study groups and committees on various issues for the purpose of code amendments, e.g., standards for the physically handicapped, timed exit analysis, solid fuel burning appliances, air supported structures and temporary buildings;
- provided ongoing advice and assistance to builders, municipal building officials and the public on code-related matters.

Policy and Research

This section is responsible for regulatory reform. This includes the consolidation and streamlining of building statutes and regulations, rationalization of Building Code requirements, and the development of an efficient regulatory system for the building industry in Ontario. Advice and guidance from the industry is provided by a Steering Committee on Regulatory Reform.

1985/86 –

- implemented an innovative code amendment process including the establishment of three advisory committees and a public hearings process;
- prepared preliminary code assessment model to be used for the technical, social and economic evaluation of building codes;
- carried out an extensive survey of the building industry to identify regulatory obstacles experienced by industry participants in Ontario;
- established the Interministry Committee on the Regulation of Buildings to supplement the mainly private sector guidance provided by the Steering Committee on Regulatory Reform;
- initiated legislative reform in several provincial ministries.

Municipal Building Administration and Education

This section facilitates and encourages municipalities to improve the quality and effectiveness of building departments. It provides training for municipal officials and builders on the regulatory responsibilities and requirements.

1985/86 –

- provided grants to municipalities through the Building Action for administrative innovation in building departments;
- provided advisory services to municipal councils and building department staff through seminars, workshops and hands-on assistance throughout the province on building administration;
- delivered a comprehensive education training program for municipal building officials. During 1985/86, 19 courses were delivered across the province to 450 building officials.



Members of Ontario Buildings Branch attended the annual convention of the Association of Municipalities of Ontario held Aug. 26-28, 1985 in Ottawa. They were there to promote the Building Action program.

The Building Code Commission

The commission conducts hearings and makes decisions on disputes between a building permit applicant or holder and a building official as to the intent of the technical requirements of the code and/or the sufficiency of compliance with those requirements.

To provide more access to its hearings, and to speed up the building process, the commission has arranged hearings within the local municipality, in some cases on the actual site of construction.

In 1985/86 the commission held 18 hearings.

The Building Materials Evaluation Commission

The commission conducts research into, and may authorize the use of, any innovative materials, techniques or building designs for construction which are not currently covered by the Ontario Building Code. The commission has received both national and international recognition with applications for rulings doubling over the previous year. Applications have been received from companies in such countries as Holland, Norway, Africa, England, U.S.A and New Zealand.

In 1985/86 the BMEC held nine meetings and authorized the use of 12 materials or techniques.

Affirmative Action Program

The Affirmative Action program provides a full range of consultative and administrative services to the Ministry of Housing, the regional offices and the 58 housing authorities, with the objective of providing equal opportunity for employment. Specifically, the objectives of the program are to integrate all modules and categories to a minimum of 30% female representation by the year 2000, and to raise the level and diversify the occupational distribution of women.

The division of the Ministry of Municipal Affairs and Housing into two separate ministries in 1985 brought many challenges to the program. Monitoring and reporting of occupational distribution, training, development, recruitment and promotion of women were carried out separately for each ministry. In addition, the Residential Tenancy Commission joined the Ministry of Housing as the Rent Review program adding 122 females to the program's client group.

The occupational distribution of women in the Ministry of Housing has a different profile than in the dual Ministry of Municipal Affairs and Housing. Classes such as program analysis, personnel administration, engineering and surveying, and the maintenance services category are now present only in Housing.

The percentage of female employees in the Ministry of Housing at year-end 1985/86 was 59.8% (or 511 females of a total of 855 employees) compared to 54.6% at the end of 1984/85 in the dual ministry. Senior women represent 14.3% (or three employees of a total of 21) of the Executive Compensation Plan complement. The wage gap (female earnings expressed as a percentage of male earnings) was 67.1% at year-end. This represents a slight decrease compared to 67.7% last year for the combined ministry and partially reflects the unequal distribution of females earning higher salaries when the ministry split.

Hiring and promotion targets were met or exceeded in four of the five areas identified in the Ministry of Municipal Affairs and Housing. In areas where targets were not met there was either no



Affirmative Action Program staff provided a full range of consultative and administrative services to the ministry, the regional offices and the 58 housing authorities with the objective of providing equal opportunity for employment.

competition or there were no qualified female candidates.

During 1985/86 the program continued to place special emphasis on assisting women in moving into senior management and technology-related occupations as these are the most seriously underrepresented by women. The strategies used to promote equal opportunity and assist women in career development include individual career counselling, skill development workshops, outreach to inform suitable candidates of job opportunities, and the provision of educational resource materials through a resource centre located in the program office.

The benefits of career planning are stressed during counselling sessions and in publications written and produced by the program. Last year 43 women from the Ministry of Housing benefited from counselling sessions. Two new career management publications were published with over 200 distributed to employees:
- Job Search Guide
- Resume Writing and Interview Guidelines

The program assisted in developing the skill base of women through specifically designed workshops. A three-day General Management Skills workshop provided women at the entry-level management and support staff levels with the skills to aid them in the transition from staff level to management level. Newly appointed managers, supervisors, and professionals were encouraged to acquire skills and knowledge in team building, leadership, and effective communication. A "Getting Ahead" workshop presented strategies for advancement designed to aid women in the administrative and professional areas and entry-level management. Women from the ministry and the Metro Toronto Housing Authority learned presentation, professional networking, and personal power building skills, and how to gain confidence, competence and credibility. A two-day learn-by-doing Assertiveness and Negotiation skills workshop presented to women from administrative and support staff levels stressed resolving conflict situations decisively yet diplomatically.

Close contact is maintained between the program and employees in every branch and office through a network of Affirmative Action representatives elected for a term of two years. Representatives are informed of the goals and policies of the program in an annual meeting. This past year 90 representatives attended. Exercises were designed to develop their awareness of current Affirmative Action issues and activities and to provide them with the skills, knowledge, and resources to act as liaison persons between the employees in their respective areas and the program office.

A close working relationship is maintained with the Ontario Women's Directorate (OWD) who identify and analyze issues and develop policies, programs and legislation that will benefit women. An annual report is provided by the program to the OWD outlining progress in meeting the objectives, occupational distribution of women, the number and types of Accelerated Career Development initiatives, and career success stories.

Accelerated Career Development opportunities, many of which are planned and/or initiated by the program, continue to be successful in allowing women to develop the necessary skills for career advancement. During 1985/86 a total of 47 ACDs were initiated in the Ministry of Housing and women who had previously received an ACD were successful in moving into technology-related (systems officer) and management (executive assistant to a Deputy Minister, director) positions. A new position in the highest level of the systems management class was filled by an external female candidate, and two women are receiving training through the Affirmative Action Incentive Fund in technology-related positions.

Two female public housing tenants participated in a skills upgrading pilot program introduced by the Ottawa-Carlton Regional Housing Authority in co-operation with Ontario Housing Corporation and the Affirmative Action program. A six-month to one-year contract to learn skills in grounds maintenance was designed to allow the women to develop sufficient skills to compete for future positions and enter the workforce.

The program is represented on the Affirmative Action Council, which consists of the managers responsible for Affirmative Action in the Ontario government. During 1985/86 the program manager and administrative assistant served on the council in the roles of president and secretary, respectively, and a program officer served on special task forces.

There are four volunteer committees that receive administrative and advisory assistance from the program. The publications committee produced three issues of News of Women (NOW) which were distributed to staff through the representatives. An Affirmative Action committee in subsidies branch organized informative noon-hour sessions on topics related to women's issues and lifestyle enhancement. The CORE committee continued to meet during the year and is developing a mandate and action plan to assist the program in meeting objectives. The Ottawa-Carlton Housing Authority established a committee for Affirmative Action and provided workshops and information sessions for female staff.

French-Language Services

In 1985-1986, the French-language services co-ordination committee of wing representatives continued to oversee the implementation of the government's French-language services policy within the ministry.

During the year, the committee prepared estimates of the ministry's translation, staff training and printing costs in accordance with the proposed French-Language Services Act. Committee members were asked to review these items within their appropriate wing. This information allowed the committee to prepare a report for Cabinet office with respect to the implications of the bill of the ministry's operations.

Following the proclamation of the French-Language Services Act by the Legislative Assembly, the committee will be responsible for the preparation of an implementation plan which will be submitted to the French-language services commission. In this regard, the committee will collect information from branch managers on their staff's bilingual capabilities, training requirements and on translation and printing needs.

A number of publications were made available in French. As well, news releases and advertisements affecting Ontario's designated areas were produced in French.



The French-language services co-ordination committee is responsible for the implementation of government French-language services policy in the ministry.

Community Housing helps meet the needs of low and moderate-income families, senior citizens and disabled persons through a variety of programs. It focuses on a range of housing activities, including the private rental sector and ownership markets.

It is concerned with:

- provision of low income housing through Ontario Housing Corporation;
- issues relating to the development, financing, and construction or acquisition of housing built or supported with government aid;
- fostering residential construction in the private sector;
- promoting housing renovation;
- encouraging the upgrading of existing housing;
- planning for the future shelter needs of groups such as the elderly and disabled persons, in concert with other provincial social agencies;
- encouraging the intensification and better use of existing housing resources.

In December, 1985, a series of housing initiatives was announced under the Assured Housing Strategy package. These initiatives are estimated to cost more than $500 million over the next five years. The subsidies will support the production of more than 43,000 new rental housing units. Financial aid will also be provided for the upgrading of 18,500 units in older apartment buildings.

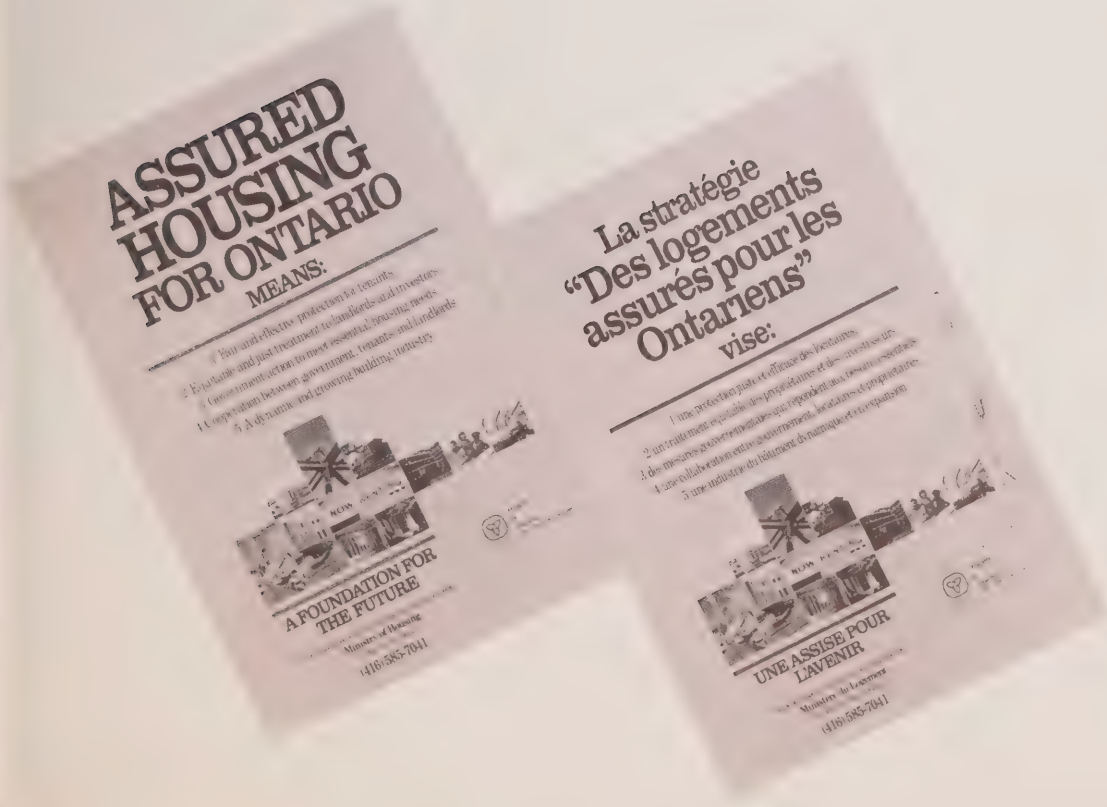
Community Housing wing consists of:

- Housing policy and program development branch
- Ontario Housing Corporation (OHC)

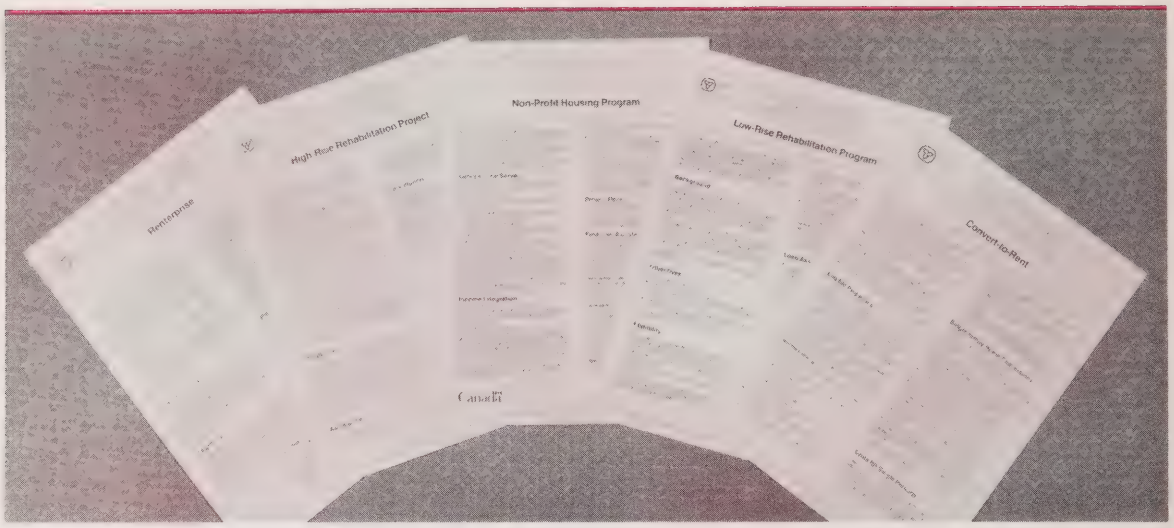
The Housing Policy and Program Development Branch

The housing policy and program development branch undertakes basic housing research, monitors economic conditions and trends in the shelter industry that affect housing policies, develops strategic policy recommendations for private market ownership and rental housing, develops new programs and monitors existing programs. The branch is responsible for the corporate and strategic planning for the wing. These activities deal with both new housing and existing housing stock.

The branch was responsible for the market-oriented supply initiatives contained in the Assured Housing Strategy, announced December 16, 1985.



Assured Housing for Ontario posters, printed in English and French, were part of an information campaign to inform the public about the new initiatives. The strategy, launched on Dec. 16, 1985, covered rent review, the supply of social and market housing, the stimulation of Ontario's building industry and the effective use of government lands for housing.



Information sheets describe Assured Housing for Ontario strategy.

This was an integrated package of 11 initiatives all supporting the objective of addressing the major current problem in the market — rental supply and affordability. The package addressed the issues of supply of rental housing, ways to preserve and make better use of our existing stock and modest initiatives addressing home-ownership options for first-time buyers.

The major programs include:

Renterprise:
This is a private rental supply program, providing interest-free loans to developers. The program is to produce 5,000 modest units in areas with low vacancy rates and demonstrated need for rent-geared-to-income units.

Proposal calls were issued to the development industry in January 1986. Forty per cent of the units are to be made available for rent-geared-to-income tenants.

Low-Rise Rehabilitation Program:
This program — designed to preserve older, low-rise rental housing — will allow the upgrading to minimum property standards, of at least 17,000 rental units over four years. Forgivable loans of up to $5,000 per unit, to cover two-thirds of the costs of repairs, are provided.

Convert-to-Rent:
This already existing program was substantially enriched and eligibility was expanded to allow creation of units in single-family homes as well as units suitable for lower-income single people. Interest-free loans of $5,000 or $7,000 per unit are available, depending on the type of work undertaken.

A number of the initiatives are intended to broaden the housing options of senior citizens. These include the Homesharing, Seniors Co-ownership and Seniors Retirement Communities projects. Progress is also being made on the Portable Living Units for Seniors (PLUS) project, a demonstration of the so-called "Granny Flat" concept originally developed in Australia. The purpose of the demonstration is to test the feasibility of the concept in the Ontario context. Eight of a planned 12 units were installed in the fiscal year.

A housing market survey of Ontario plus 10 urban centres was undertaken in the fall of 1985. This survey provides the most comprehensive information on renters and owners in Ontario and is a major resource for internal analysis. The survey relates who lives in what type of shelter, what their shelter plans are, and what they pay, now and in the past.

The branch is also responsible for a comprehensive consumer-and industry-oriented information program regarding housing rehabilitation. This includes the Home Conservation Centre, a travelling exhibit which, in 1985/86, covered 17 shows including the Canadian National Exhibition, as well as more specialized and local shows. Through the exhibits and the Ontario Renovation Information Centre, a demonstration house open to the public, almost 230,000 booklets and fact sheets were distributed, and personal advice was made available to many thousands of visitors. As well, fostering excellence in renovation, the fifth annual Ontario Renews Awards was held in Kingston in October 1985.



Housing Minister Alvin Curling and Regent Park community centre steering committee chairperson Carol Walsh unveil the sign showing an architect's drawing of the community centre now under construction.



Ontario

Office of the Chairman

Ministry of Housing

Ontario Housing Corporation

777 Bay Street
Toronto, Ontario
M5G 2E5

THE HONOURABLE
ALVIN CURLING
MINISTER OF HOUSING

Sir:

It is my honour, on behalf of the Board of Directors, to present the Annual Report and Statement of Accounts of the Ontario Housing Corporation for the year ending December 31, 1985.

Respectfully submitted.

Allan R. Moses
Chairman of the Board

Ontario Housing Corporation

Board of Directors

A.R. Moses, Chairman; L.F. Pitura, Vice chairman; P. Buchanan; R.G. Crompton; J.E. O'Brien; M.A. O'Brien; R. Pantalone; G.P. Puddicombe; G.R. Stratton; A. Wilson; I. Wong.

Report of the Chairman of the Board

The year under review was an exciting and eventful one as Ontario Housing Corporation moved into its third decade.

In June, OHC's mandate was changed to permit the corporation to house psychiatrically-handicapped people who are capable of living independently. In addition to this new client group, OHC helps low-income families, senior citizens, and physically and developmentally-handicapped people capable of living independently.

During the year, OHC staff worked with the Ministry of Health and mental health professionals to produce guidelines to help housing authorities assess the suitability of psychiatrically-handicapped applicants for housing in their portfolios.

The West Kenora District Housing Authority became the first housing authority to enter into an agreement to manage a municipal non-profit project. The agreement, between the housing authority and the Keewatin Municipal Non-profit Housing Corporation, was approved by Ontario Housing Corporation's Board of Directors in July. The one-year agreement took effect August 1.

At the end of 1985, the corporation had 84,365 housing units, made up of 47,842 family units and 36,523 senior citizen units. The corporation also had 12,326 units under rent supplement agreements for a total portfolio of some 97,000 units.

OHC is also involved in subsidizing rent-geared-to-income units developed under other housing programs. In 1985, the corporation was providing financial assistance for more than 127,000 units, or more than one in every 10 rental households in the province.

The popular 20th anniversary scholarship program, introduced in 1984, was continued in 1985 in a slightly different form. Bursaries of $250 each were awarded to 25 young OHC residents to enable them to continue their studies at the post-secondary level.

During the year a number of activities were undertaken to strengthen the relationship between the OHC Board of Directors and the volunteer members of OHC's 58 local housing authorities.

One important link between the board and housing authorities during 1985 was the Advisory Council of Housing Authority Chairmen. Carmen Acton, chairman of the Lambton County Housing Authority, took over as chairman of the advisory council in January, and did an excellent job of leading the council throughout the year.

In the fall, a major workshop — Partners in Housing — was held in Toronto for housing authority chairmen and managers. In addition to the formal educational sessions, the workshop provided a vital opportunity for two-way communication between the OHC Board of Directors and representatives of the housing authorities.

In the spring, very successful regional workshops for housing authorities were held in Kingston, Port Carling and Niagara Falls. These provided an opportunity for housing authority members to meet informally with the members of the OHC board, and at the same time pick up some valuable information on human resources management, the corporation's management action plan, and current issues of interest to housing authorities.

One of the highlights of those regional workshops was the presentation of the first-ever energy targets awards. Thirteen housing authorities received achievement awards in recognition of their long-term commitment to energy conservation. A further 18 housing authorities and three districts within Metro Toronto Housing Authority received awards for meeting their energy targets the previous year.

The program, introduced and implemented by Harry Sproule, is credited with saving OHC more than $2 million in energy costs by mid-1985.

A number of changes occurred within the OHC Board of Directors during 1985. In January, Anne Wilson of Ottawa joined the board. Patricia Buchanan of Sudbury was appointed early in the year, and Rocco Pantalone of Toronto was appointed to the board in the late spring. Unfortunately, the demands of his business forced Mr. Pantalone to resign later in the year.

Two dedicated directors, Michael O'Brien and Gordon Crompton, left the corporation when their terms ended December 31. My own term as chairman also ended December 31.

I would like to take this opportunity to thank the OHC directors and housing authority members past and present, the OHC staff with whom I have dealt over the past six years, and the three ministers under whom I have served. Their efforts have made OHC not only the country's biggest landlord, but its best as well. The support and co-operation I have received from these people have made my job both rewarding and extremely enjoyable.

Allan R. Moses
Chairman.

Ontario Housing Corporation

Ontario Housing Corporation (OHC) provides rent-geared-to-income housing for families and senior citizens with low incomes as well as physically, developmentally and psychiatrically-handicapped adults.

In 1985 there were 84,365 units in the corporation's portfolio of which 47,842 were family units and 36,523 were senior citizen units. These OHC-owned units are managed through a network of 58 housing authorities across the province, which are responsible for managing the properties as agents through management agreements.

In addition, the housing authorities administer the rent supplement program which included 12,326 units at year's end. These units provide accommodation for rent-geared-to-income tenants in buildings owned by private landlords and help to integrate low-income tenants in the community. The housing priority list for rent-geared-to-income accommodation as of December 31, 1985 was:

Family	15,390
Senior Citizens	5,263
Handicapped Adults	1,406
Total	22,059

As well, Ontario Housing Corporation develops social housing programs and policies, administers housing programs, such as Municipal Non-Profit and Convert-to-Rent and evaluates administrative and operational procedures associated with social housing programs. Approximately 127,000 units receive financial assistance through Ontario Housing Corporation.

During 1985, OHC continued to decentralize its program activity to the six regional housing programs offices and increased accountability to the 58 local housing authorities.

Early in 1985, OHC appointed a user representative to the committee overseeing the development of the new financial management system for the ministry. Strong end-user involvement will assist in designing a new financial system to better meet the needs of the housing authorities, regional housing programs offices and OHC.

Field Operations

Field Operations is responsible for the delivery and administration of social housing programs across the province. Six regional housing programs offices, located in Hamilton, London, Ottawa, Sudbury, Thunder Bay and Toronto, provide a 'one window' service covering all aspects of social housing activities. These offices provide technical, financial and administrative support to the 58 housing authorities and non-profit housing corporations. This support is provided to ensure that the province's portfolio of assisted rental housing is operated efficiently and properly maintained.

The housing authorities are responsible for the day-to-day management of the 84,365 provincially-owned public housing units and administer the more than 12,000 rent supplement units through management agreements with Ontario Housing Corporation. In 1985, expenditures totalled $443,800,000 and revenues were $196,600,000 in the operation of the OHC properties.

The regional housing programs offices also work directly with municipalities, non-profit and co-operative groups and housing proponents from the private sector in an effort to meet the housing requirements in Ontario.

The development of a property management system began early in 1985. This system, when implemented, will interface with the financial management system in the financial areas of overlap and will provide detailed information on such items as unit repairs, maintenance reports and tenant charges.

Program Policy and Evaluation Branch

The management standards project was started in 1984 to provide an objective analysis of the effectiveness of the management practices and processes for both the housing authorities and regional housing programs offices. This project became known as 'Standards to Success' and was introduced to housing authority and regional management staff through a series of workshops during 1985. Several consultants in the housing management, public relations and computer areas were involved in final design of the program. As well, several task forces involving field staff were organized to act in an advisory capacity to the management and operations review section to provide user input and ensure that the concept of ownership forms part of the establishment of standards. By year-end, final data research and design were completed, with implementation scheduled for 1986.

The Satellite Information Centre continued to provide end user support in the areas of staff training, data access, information needs, equipment acquisition and installation to staff of Ontario Housing Corporation and the community housing wing. Microcomputers were introduced to 12 housing authorities as a pilot project and a plan was developed to expand the pilot to several more in 1986.

Housing authority appointments were made as vacancies occurred. The 58 housing authorities had a total of 440 memberships at year end.

The operations support services section expanded its community relations workshop program in 1985 to provide five regional workshops and one annual province-wide workshop. These workshops focused on regional concerns as well as issues related to senior citizens, families and housing of the new client group —psychiatrically-handicapped adults. A new community program 'Street Proofing of Children' was organized and made available to 16 housing authorities. The 1985 summer recreation program was once again successful and provided employment for 360 students, a large proportion of whom were tenant and racial minority youths. Funding for a Moms and Tots program was secured in Metropolitan Toronto. A bursary program provided 25 OHC resident students with financial assistance to enter university or community college.

Policy staff continued to provide support for the federal/provincial consultation process on social housing. Most of the work for the new global and operating agreements delineating policy as well as financial and program responsibilities was completed by the end of 1985. Consultations took place with a wide range of non-profit producers and others concerned during the development of the new non-profit housing program. In addition to the work on the new program, work was also undertaken on existing programs, including such areas as tenant eligibility, rent scales and priority (waiting) lists. A major policy change on eligibility was the inclusion of the psychiatrically-handicapped. Housing authorities, mental health professionals and other concerned ministries were consulted extensively to develop guidelines for the housing of this group. Approval was provided for a plan for a series of distinct function-related manuals for housing authorities to replace the OHC field manuals.

Technical Support Branch

The branch is responsible for the provision of overall technical direction and guidelines to the regional technical sections, Ontario Housing Corporation and the wing. It provides co-ordination and direction of universal projects or programs having a primarily technical content as well as developing generic specifications, standards and systems for the development, maintenance, conservation and upgrading of properties owned or operated by OHC and its affiliated organizations.

Development of the building conservation management system proceeded during the year and pilot implementation was commenced in the Hamilton-Wentworth Housing Authority.

The Ontario Housing Corporation's planning, design standards and design guides were updated to incorporate code changes and other improvements. The first issue of the Ontario Housing Corporation's generic conservation specification was completed early in the year with additional specifications, revisions and updating of the original sections being issued toward the end of the year.

The energy conservation reporting system and energy targets system continued to identify potential for savings, with savings of $3,300,000 having been achieved by the end of the 1984/85 heating season.

A considerable amount of work has been carried out during the last few years in the fire safety area which culminated in 1985 with the distribution of the Fire Log book. This book was developed to provide a complete record of the maintenance of life safety systems as required by the Ontario Fire Code. An instructional video was also produced and distributed to assist in staff training and 14 seminars were given on the use of the log book and video to OHC staff.

The co-ordination of OHC's fire alarm and emergency system upgrading program continued. By the end of 1985, 397 designs had been finalized and work had been completed on 198 of the 557 buildings to be upgraded.

The Draftproof Ontario program was co-ordinated in three housing authorities in consultation with the Ministries of Energy and Skills Development. It was successful both in providing employment opportunities for Ontario youth and improving comfort levels and energy conservation in O.H.C. buildings.

In the appraisal area support has been provided to the regional staff during times of peak work load and staff recruitment and assistance given in the interviewing and assessment of consultant appraisal companies in various areas of the province.

The development of the branch's responsibility for staff education and technology transfer in the property conservation and maintenance area was given strong emphasis, and seminars and workshops were conducted in landscape maintenance, safety, roofing, energy conservation, and appraisal both for the appraisal staff and management staff.

Ontario Housing Corporation

Financial Statements Year ended December 31, 1985

Incorporated without share capital under
the Ontario Housing Corporation Act

Balance Sheet December 31, 1985

Assets	1985 ($000's)	1984 (000's)
Investment in properties (note 3)		
Provincial housing	1,234,729	1,242,799
Federal-Provincial housing	16,457	16,448
Student housing on leased land	63,016	63,442
Other	5,845	6,534
	1,320,047	1,329,223
Mortgages and loans (note 4)	25,455	22,420
Amount due from the Treasurer of Ontario	96,548	95,074
Accounts receivable	1,717	1,847
	1,443,767	1,448,564
Liabilities		
Long-term debt (note 5)		
Canada Mortgage and Housing Corporation	1,154,360	1,161,904
Treasurer of Ontario	—	182,139
Other	19,642	19,777
	1,174,002	1,363,820
Accounts payable and accrued liabilities (note 6)	83,470	83,125
Bank indebtedness	1,546	1,619
	1,259,018	1,448,564
Equity		
Contributed surplus (note 7)	184,749	—
	1,443,767	1,448,564

See accompanying notes to financial statements.
On behalf of the Board:

Vice-Chairman

General Manager

Statement of Operations Year ended December 31, 1985

Housing Operations	1985 ($000's)	1984 (000's)
Assisted housing		
Rental revenue	196,694	185,228
Expenses		
Property operating expenses	255,050	236,018
Grants in lieu of municipal taxes	73,847	69,673
Amortization (principal and interest)	115,000	121,984
	443,897	427,675
Loss on assisted housing (note 8)	247,203	242,447
Rent supplement (note 9)	52,599	46,957
	299,802	289,404
Less: Canada Mortgage and Housing Corporation share	154,769	149,275
	145,033	140,129
Provincial contributions to municipal housing (note 10)	13,305	12,519
Rural and native housing (note 11)	2,708	2,453
Recovery of amortization (principal and interest) (note 12)	(8,853)	—
Provincial share of loss on housing operations	152,193	155,101
Other Expenditures		
Social housing payments	27,883	13,263
Net interest revenue	(893)	(2,026)
Administration expenses (Schedule)	3,932	1,475
	30,922	12,712
Net Operating Cost for the Year	183,115	167,813
Funds Provided by the Treasurer of Ontario	183,115	167,813

See accompanying notes to financial statements.

Administration Expenses Year ended December 31, 1985

	1985 ($000's)	1984 (000's)
Salaries and benefits	8,983	5,367
Administrative support services (note 13)	9,595	8,751
	18,578	14,118
Less: Administration expenses charged to housing operations	14,646	12,643
	3,932	1,475

See accompanying notes to financial statements.

Notes to Financial Statements December 31, 1985

1. Significant Accounting Policies

Basis of accounting

The accompanying financial statements have been prepared in accordance with generally accepted accounting principles with the exception of:

i) investments in Provincial and Federal-Provincial properties (land and buildings) which are amortized over periods not exceeding 50 years.

ii) furniture and equipment purchases which are expensed in the year of acquisition; and

iii) social housing payments which include funds advanced as interest-free loans. These loans are expensed and not included as accounts receivable in the balance sheet. Repayments are returned directly to the Consolidated Revenue Fund of the Province of Ontario.

2. Self-Insurance

The Corporation follows the policy of self-insuring its Provincial and Federal-Provincial properties for property damage such as fire, water and vandalism. Costs of such repairs are charged to property operating expenses.

3. Investment in Properties

a) Provincial housing

This investment represents land and building costs of wholly-owned properties which are amortized over periods not exceeding 50 years.

	1985 ($000's)	1984 (000's)
Cost	1,317,143	1,317,223
Less: accumulated amortization	82,414	74,424
Net book value	1,234,729	1,242,799

3. *Investment in Properties* (cont'd)

b) Federal-Provincial housing

Federal-Provincial properties are owned and operated on a partnership basis with Canada Mortgage and Housing Corporation. The balance represents the Corporation's share of land and building costs which are amortized over periods not exceeding 50 years.

	1985 ($000's)	1984 (000's)
Cost	20,520	20,245
Less: accumulated amortization	4,063	3,797
Net book value	16,457	16,448

c) Student housing on leased land

This investment represents building costs to provide student accommodation on land leased from 11 universities and colleges. These costs are being repaid semi-annually to the Corporation by the educational institutions over a 50 year period. When costs are fully repaid, title to the properties will be transferred to the respective institutions. Rental income and maintenance costs on these properties are absorbed by the institutions.

	1985 ($000's)	1984 (000's)
Cost	67,890	67,890
Less: educational institutions' equity	4,874	4,448
Net book value	63,016	63,442

d) Other

	1985 ($000's)	1984 (000's)
Land leased, at cost	2,308	2,308
Projects under development, at cost	1,416	2,078
Land inventory, lower of cost or estimated market value	2,121	2,148
	5,845	6,534

4. *Mortgages and Loans*

	1985 ($000's)	1984 (000's)
Rural and Native Housing Program	20,570	17,495
Other	4,885	4,925
	25,455	22,420

5. Long-Term Debt

The Corporation borrows funds from Canada Mortgage and Housing Corporation and the private sector to finance investments in real property. Such borrowings are repaid in accordance with agreement terms over periods not in excess of 50 years.

Interest is payable to Canada Mortgage and Housing Corporation and the private sector at various rates based on individual agreements ranging from 4.25% to 15% — weighted average rate of 8.18% (1984 from 4.25% to 15% —weighted average rate of 8.18%).

Principal repayments are due as follows:

	($000's)
1986	8,217
1987	8,822
1988	9,475
1989	10,177
1990	10,935
Subsequent to 1990	1,126,376
	1,174,002

While the Corporation is indebted for capital funds borrowed in respect of investment in Provincial housing projects, the amortization charges (principal and interest) over the life of the projects are considered operating expenses under the cost sharing agreement with Canada Mortgage and Housing Corporation. Under this agreement, Canada Mortgage and Housing Corporation contributes 50% of the amortization charges (principal and interest) and the Corporation absorbs the remaining 50%.

6. Accounts Payable and Accrued Liabilities

	1985 ($000's)	1984 ($000's)
Canada Mortgage and Housing Corporation	40,406	44,416
Other	43,064	38,709
	83,470	83,125

7. Contributed Surplus

Prior to December 1, 1985 capital funds provided by the Treasurer of Ontario were repayable by the Corporation as the related assets were amortized or sold. Effective December 1, 1985 such funds are no longer repayable by the Corporation. Also, the Treasurer of Ontario forgave the long-term debt of the Corporation in respect of capital funds provided prior to December 1, 1985.

To reflect this change, the Corporation transferred the long-term debt due to the Treasurer of Ontario as of November 30, 1985 to a new account "Contributed Surplus". Contributions for capital expenditures received with effect from December 1, 1985 are to be credited to this account. In addition, the account is to be reduced as the related assets are amortized or sold. The balance as at December 31, 1985 is made up as follows:

	($000's)
Long-term debt transferred as at November 30, 1985	184,933
Add: Capital contributions received in December, 1985	1,395
Less: Amortization (principal portion)	(1,579)
	184,749

8. Loss on Assisted Housing

Under the assisted housing program, the Corporation owns (either wholly or in partnership with Canada Mortgage and Housing Corporation) rental properties and provides rent-geared-to-income accommodation principally to families and senior citizens. The management of the properties is carried out through a network of local housing authorities who act as agents of the Corporation. The loss on this program is shared with Canada Mortgage and Housing Corporation.

9. Rent Supplement

Under the rent supplement programs, the Corporation acquires the use of rental units from the private sector and provides rent-geared-to-income accommodation principally to families and senior citizens. The costs of these programs are shared with Canada Mortgage and Housing Corporation.

10. Provincial Contributions to Municipal Housing

The Corporation contributed $13.3 million (1984 — $12.5 million) to The Metropolitan Toronto Housing Company Limited towards operating costs for senior citizen apartment units.

11. Rural and Native Housing

This program, administered by Canada Mortgage and Housing Corporation, provides subsidized home ownership to families in rural areas. Mortgage payments are geared to owners' incomes. The loss represents the Corporation's share of the subsidy provided.

12. Recovery of Amortization (Principal and Interest)

As a result of the elimination of the long-term debt payable to the Treasurer of Ontario as referred to in Note 7, relevant amortization charges (principal and interest) are no longer payable by the Corporation. Accordingly, the Provincial portion of such amortization, while charged to Housing Operations, is offset by credit to recovery of amortization.

13. Administrative Support Services

The Ministry of Housing provides central administrative support services to the Corporation. The charge for such support services was determined on a basis acceptable to the Ministry and the Corporation.

14. Comparative Figures

Comparative figures have been reclassified where necessary to conform with 1985 presentation.

Office of the
Provincial
Auditor

Parliament Buildings
Queen's Park
Toronto, Ontario
M7A 1A2
416 965-1381

To the Ontario Housing Corporation and
to the Minister of Housing

I have examined the balance sheet of Ontario Housing Corporation as at December 31, 1985 and the statement of operations for the year then ended. My examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as I considered necessary in the circumstances.

In my opinion, these financial statements present fairly the financial position of the Corporation as at December 31, 1985 and the results of its operations for the year then ended in accordance with the basis of accounting described in Note 1 to the financial statements, applied on a basis consistent with that of the preceding year.

In accordance with section 12 of the Ontario Housing Corporation Act, a report on the audit will be made to the Corporation and to the Minister of Housing.

D.F. Archer, F.C.A.,
Provincial Auditor

Toronto, Ontario
June 13, 1986

Ontario
Land
Corporation

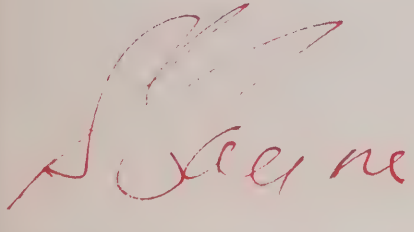
777 Bay Street
Toronto, Ontario
M5G 2E5

THE HONOURABLE
ALVIN CURLING
MINISTER OF HOUSING

Sir:

On behalf of the Directors, I am pleased to present to you the Annual Report of Ontario Land Corporation for the year ending March 31, 1986.

Respectfully submitted,



STANLEY G. PAYNE
Chairman of the Board and President

Ontario Land Corporation

Board of Directors

Stanley G. Payne, Chairman; Robert W. Riggs, Vice-Chairman and Chief Executive Officer; K. Valerie Fleming; Susan Himel; James H. Joyce; Lee Martini; Harold S. McLellan; James D. Nasso; Jean C. Paradis; Charles Parsons; John D. Rogers; Lawrence Shankman

The Year in Review

1985/86 was a very successful year for Ontario Land Corporation. During this fiscal period the corporation increased its cash flow to $235 million from $207 million in the previous year mainly through an acceleration of mortgage discharges, both residential and commercial. In addition, net income from operations rose by 37% from $12 million to $17 million due to increased profits on land sales and reduced interest costs on borrowings. In 1985/86, notwithstanding the corporation's success in reducing its asset base, OLC increased its payments to the Treasurer to $127 million compared to $124 million in 1984/85.

This year saw major changes in OLC's loan arrangements with the Treasurer of Ontario and in its accounting policy for corporate assets. In response to the October 1985 provincial budget, the corporation revalued its real estate assets for financial statement purposes, to appraised market value. This resulted in a write down of its land and mortgages by $267 million. The Treasurer, in turn, subsequently expended the remaining land-related debt of $249 million; the corporation has transferred the amount so expensed to *contributed surplus.*

During the year the government stated that its main objectives for real property are to support the program needs of ministries and to use these assets for social and economic priorities as well as revenue optimization. The government also directed that the activities of OLC and its subsidiary Ontario Mortgage Corporation be combined with those of the Ministry of Government Services and that corporate assets be transferred to MGS at no cost.

In 1985/86 the corporation took advantage of a buoyant real estate market and gross sales of land and acquired properties totalled $41.5 million. A significant land sale was a 400-acre site in Cambridge to Toyota Motor Company for a new automative assembly plant. Construction is expected to commence by the summer of 1986.

Land inventory was reduced by 318 hectares (786 acres) through effective marketing efforts. Land management activities last year earned a net surplus of $827,000. In 1984/85 inventory was reduced by 205 hectares (506 acres) for a net surplus of $618,000.

3,800 mortgages were discharged yielding a cash flow of $54 million. Principal and interest on the remaining mortgages and lease revenues amounted to $68 million for a total of $122 million.

Ontario Mortgage Corporation continues to administer mortgages on behalf of the province for the following housing initiatives: — Ontario Renter Buy, Ontario Rental Construction Loan, Convert-to-Rent, Renterprise, Add-a-Unit and Conserve-a-Unit programs.

In 1985/86 the government also introduced a program to purchase 40 houses directly affected by radioactive soil located on McClure Crescent in the Malvern community in Scarborough. Malvern has been developed by OLC in partnership with Canada Mortgage and Housing Corporation since the early '70s. It is expected that the total cost of this buy-back program, which includes lawyers' fees, appraisal costs, moving costs and land transfer fees, will approximate $3.5 million.



Ontario Land Corporation staff display a special environment award which the city of Scarborough gave the corporation for the "design with nature" approach it took in the development of the Malvern community in Scarborough

Future Outlook

Over the next two years the corporation will sell the majority of its $340 million first mortgages to the private sector. In addition, OLC will continue to accelerate the sale of its land assets on the private market over the next five years or use these lands for government priorities. OLC also plans to dispose of its current inventory of residential properties acquired through mortgage defaults within the next 2-3 years.

Ontario Land Corporation

Financial Statements Year ended March 31, 1986

Balance Sheet March 31, 1986

Assets	1986 ($000's)	1985 (000's)
Real Estate (note 1)	276,778	516,772
Mortgages and Loans (note 2)	361,889	465,157
Cash and Marketable Securites (note 3)	86,257	75,959
	724,924	1,057,888
Mortgage Guarantee Fund (note 10)	2,637	2,391
Liabilities		
Long-term debt		
Treasurer of Ontario (note 4)	323,075	872,301
Canada Mortgage and Housing Corporation (note 5)	99,929	102,692
	423,004	974,993
Accounts Payable and Accrued Liabilities	8,511	8,012
	431,515	983,005
Equity		
Contributed Surplus	249,267	—
Retained Earnings	44,142	74,883
	293,409	74,883
	724,924	1,057,888
Mortgage Guarantee Fund (note 10)	2,637	2,391

On behalf of the board:

"Eugene Rudloggs"

Statement of Earnings Year ended March 31, 1986

Revenues	1986 ($000's)	1985 (000's)
Sale of Land	19,458	13,891
Rent from Land Leased to Homeowners	2,824	2,877
Interest on Mortgage and Loans	42,233	49,804
Interest on Cash and Marketable Securities	12,212	13,344
Other (note 6)	7,342	3,258
	84,069	83,174
Expenses		
Cost of Land Sold	15,927	11,931
Interest (note 7)	50,954	58,644
Other (note 8)	421	397
	67,302	70,972
Net earnings before extraordinary item	16,767	12,202
Extraordinary Item Writedown of Assets (note 9)	(47,508)	—
Net earnings (loss) for the year	(30,741)	12,202

Statement of Contributed Surplus Year ended March 31, 1986

Contributed Surplus, Beginning of Year	—	
Debt forgiven by the Treasurer of Ontario (note 4)	249,267	
Contributed Surplus, End of Year	249,267	

Statement of Retained Earnings Year ended March 31, 1986

	1986 ($000's)	1985 (000's)
Retained Earnings, Beginning of Year	74,883	62,681
Net Earnings (loss) for the Year	(30,741)	12,202
Retained Earnings, End of Year	44,142	74,883

Statement of Changes in Financial Position Year ended March 31, 1986

Source of Cash		
Net Earnings Before Extraordinary Item	16,767	12,202
Depreciation and Other Non-Cash Items	93	149
Cash provided from Operations	16,860	12,351
Real Estate Costs Realized Through Sales and Disposals	19,309	16,783
Net Reduction of Mortgages and Loans	62,026	49,811
Advances from the Treasurer of Ontario	4,757	4,571
	102,952	83,516
Use of Cash		
Repayment of Long-term Debt	88,392	77,653
Development of Real Estate	4,761	8,166
Other Changes — Net	(499)	(1,434)
	92,654	84,385
Increase		
(Decrease) in Cash and Marketable Securities	10,298	(869)

Summary of Significant Accounting Policies March 31, 1986

Ontario Land Corporation (OLC) was incorporated in 1975 as a Crown Corporation without share capital under the Ontario Land Corporation Act. The Corporation manages 26,200 hectares of land acquired for land banking and development purposes, and 19,700 mortgages and 5,700 land leases issued under various housing programs. OLC is a partner with Canada Mortgage and Housing Corporation (CMHC) in certain land and mortgage programs, and earns administration fees for managing CMHC's interest in them. The Corporation is also a partner with various municipalities in certain mortgage programs.

The statements include the Corporation's proportionate share of the individual assets, liabilities, revenues and expenses of partnerships. No amounts are included in respect of salaries, benefits, or administrative expenses, as these are absorbed by the Ministry of Housing.

The Corporation administers certain housing incentive programs as an agent of the Province. Advances under these programs are reflected in the Public Accounts, and are not included in the accounts of the Corporation.

Revaluation of Assets and Forgiveness of Debt

In the Provincial Budget of October 1985, the Treasurer of Ontario announced that the Corporation's landholdings would be written down to reflect current appraised value and then transferred to appropriate ministries or sold as market conditions permit. The budget further stated that the Corporation's mortgage portfolio would be written down to reflect existing market conditions, and that divestiture would proceed in a planned and business-like manner.

The Corporation subsequently initiated a series of appraisals and reviews of both its lands and commercial properties and its mortgage portfolio. The lands, whether for sale or leased to homeowners, and the commercial properties were written down to the lower of cost or appraised value, and the amount of debt due to the Treasurer of Ontario was reduced to equal the adjusted land values. The evaluation of the mortgage portfolio indicated that a loss could be incurred on the sale of certain portions, and the carrying value and the corresponding debt were similarly reduced.

In anticipation of the transfer of these lands to ministries of the Province, the Treasurer then expensed all remaining land-related debt. This was done in accordance with Government accounting policy under which physical assets held by ministries are carried at nil book value. The Corporation has classified the amount so forgiven as Contributed Surplus.

Real Estate

Real estate consists of land inventory, land leased to homeowners, residential properties acquired upon default of mortgage loans, and commercial properties.

Land inventory cost consists of acquisition costs, planning and development costs, and ongoing carrying costs net of any rental revenue received. Where such cost was greater than appraised value as at March 31, 1986, the asset value has been reduced to the appraised value.

Land leased to homeowners represents the Corporation's interest in lots on which homes have been built. Effective March 31, 1986, the carrying value of these assets was reduced to reflect the actual lease yield. A lessee may, at his option, purchase and acquire title to the land.

Acquired property cost consists of the unpaid loan balances together with operating costs net of rents received. These properties are subsequently sold with the intention of recovering the value of the mortgages.

The net book value of commercial properties was reduced to equal the appraised value at March 31, 1986.

Depreciation of the commercial properties is recorded using the sinking fund method over a 40-year life for the properties. The sinking fund method provides a depreciation charge which increases at a rate compounded at 4% per annum, which is sufficient to fully depreciate the buildings over their anticipated useful lives.

Where land inventory is owned by the OLC/CMHC partnership, interest is capitalized at rates set by CMHC. Interest is not capitalized on land wholly owned by the Corporation.

Mortgages and Loans

Mortgages and loans are carried at the amount due including interest and property taxes paid on behalf of the mortgagor, less an allowance for losses due to defaults. The book value of certain portions of the mortgage portfolio have been reduced to the estimated realizable value.

Cash and Marketable Securities

Marketable securities are carried at cost plus accrued interest.

Income Recognition

Income from the sale of real estate is recognized when title passes to the purchaser.

In previous years the Corporation sold individual lots and took back non-interest bearing deferred mortgages as part of the sales proceeds. A portion of the gain on each sale, equal to the amount of such mortgage, was deferred. The deferred gains are taken into income at the time when mortgage repayment commences.

Notes to Financial Statements March 31, 1986

1. Real Estate

		1986	1985
		(Corporation's Proportionate Share)	
		($000's)	(000's)
Land under development	154 Hectares	2,415	14,850
Land held for development or sale	25,247 Hectares	245,952	456,672
Land leased to homeowners	4,218 Lots	22,501	34,331
Acquired residential properties	143 Properties	5,010	7,161
Commercial properties	2 Properties	900	3,758
		276,778	516,772

Transactions during the year were:

	Land Inventory	Leased to Homeowners	Acquired Properties ($'000)	Commercial Properties	Total
Balance, March 31, 1985	471,522	34,331	7,161	3,758	516,772
Reacquisitions and settlements	1,248	—	1,512	—	2,760
Development costs	4,184	—	—	112	4,296
Capitalized interest	239	—	—	—	239
Carrying costs	3,432	—	686	—	4,118
Rent recoveries	(4,173)	—	(967)	—	(5,140)
Depreciation	—	—	—	(93)	(93)
Disposals	—	—	(3,382)	—	(3,382)
Cost of sales	(15,097)	(830)	—	—	(15,927)
Writedown of assets	(212,988)	(11,000)	—	(2,877)	(226,865)
Balance, March 31, 1986	248,367	22,501	5,010	900	276,778

The writedown of $226,865,000 represents the revaluation of these assets as outlined in the Summary of Significant Accounting Policies.

2. Mortgages and Loans

	1986 ($000's)	1985 (000's)
Residential mortgages and agreements for sale:		
Insured under the National Housing Act	36,055	45,589
Uninsured (net of 1.5% allowance)	347,338	399,387
Total (average interest rate 9.77%; 1985 - 10.30%)	383,393	444,976
Non-interest bearing deferred mortgages	20,184	23,267
Builders' mortgages	7,375	8,780
Municipalities and other	10,468	10,762
Ontario Development Corporation	316	424
Other receivables	67	215
	421,803	488,424
Less: Deferred gains arising from non-interest bearing deferred mortgages	20,184	23,267
Writedown of mortgages	39,730	—
	361,889	465,157

The writedown of $39,730,000 represents the revaluation of certain residential mortgages as outlined in the Summary of Significant Accounting Policies.

3. Cash and Marketable Securities

	1986 ($000's)	1985 (000's)
Cash and short-term investments	47,830	37,744
Securities maturing 1987 to 2005 (market value $40,252,000; 1985 - $37,500,000)	38,427	38,215
	86,257	75,959

4. Long-term Debt — Treasurer of Ontario

The assets of the Corporation are financed mainly by loans from the Treasurer of Ontario. These loans are repayable as funds are realized from the assets. On March 31, 1986, the Treasurer of Ontario eliminated $468,354,000 of the Corporation's indebtedness as outlined in the Summary of Significant Accounting Policies. Details of this elimination are:

Applied to writedown of land	179,357
Applied to writedown of mortgages	39,730
Now reflected as Contributed Surplus	249,267
	468,354

Details of the remaining debt are:

Interest bearing — Average rate 9.05% (1985 - 9.23%)	323,075	476,961
Non-interest bearing	—	390,718
Non-interest bearing to March 31, 1990	—	4,622
	323,075	872,301

5. Long-term Debt — CMHC

a) Debt due to CMHC is repayable under two debentures due December 31, 2001. The weighted average interest rate is 8.93% (1985 - 8.93%).

Principal repayments are as follows:

Year Ending March 31,	**1987**	3,011
	1988	3,281
	1989	3,576
	1990	3,898
	1991	4,251
Subsequent to	**1991**	81,912
		99,929

b) The Corporation has established a debt retirement fund to provide for payment of the CMHC debentures. The elements of the fund are included under the appropriate classifications in the Balance Sheet.

Details of the fund are:

Cash and marketable securities	63,108	56,652
Residential mortgages	27,921	35,566
Acquired residential properties	—	24
	91,029	92,242

6. Other Revenues

	1986 ($000's)	1985 (000's)
Deferred gains realized	3,083	2,327
Administration and sundry fees	1,930	1,321
Rent from commercial properties	190	100
Adjustment of mortgage and acquired property allowances	2,139	(490)
	7,342	3,258

7. Interest

Treasurer of Ontario	41,843	49,404
CMHC	9,350	9,580
	51,193	58,984
Capitalized to land inventory	(239)	(340)
	50,954	58,644

8. Other Expenses

Operating expenses of commercial properties	300	264
Depreciation of commercial properties	93	87
Miscellaneous	28	46
	421	397

9. Extraordinary Item

As outlined in the Summary of Significant Accounting Policies, the Corporation revalued certain of its assets and concurrently the Treasurer of Ontario reduced its loan receivable. The net amount of the revaluation absorbed by the Corporation is as follows:

Total Writedown of Assets	266,595
Less: Forgiveness of related long-term debt	219,087
	47,508

10. Mortgage Guarantee Fund

The Corporation maintains a Mortgage Guarantee Fund which was established to satisfy any liability arising out of guarantees given for specific mortgages provided by private sector lenders. The outstanding balance of the mortgages so guaranteed is $8,036,000 (1985 - $11,290,000).

Details of the fund are:

(i) Fund Continuity from Inception		
Fee revenue from borrowers	828	828
Interest income	1,801	1,556
	2,629	2,384
Net gain on guarantee operations	8	7
	2,637	2,391
(ii) Fund Assets		
Cash	122	71
Marketable securities (market value $2,021,000; 1985 - $1,620,000	2,063	1,809
Mortgages receivable	410	511
Due from Ontario Land Corporation	42	—
	2,637	2,391

11. Subsequent Event

It is intended that Ontario Land Corporation will be dissolved by March 31, 1987. Its assets and liabilities will be transferred at no cost to the Ministry of Government Services or such other provincial ministries and agencies as considered appropriate.

12. Comparative Figures

Comparative figures have been reclassified to conform with the March 31, 1986 presentation.

Office of the
Provincial
Auditor

Parliament Buildings
Queen's Park
Toronto, Ontario
M7A 1A2
416 965-1381

To the Ontario Land Corporation and
to the Minister of Housing

I have examined the balance sheet of Ontario Land Corporation as at March 31, 1986 and the statements of earnings, contributed surplus, retained earnings and changes in financial position for the year then ended. My examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as I considered necessary in the circumstances.

In my opinion, these financial statements present fairly the financial position of the Corporation as at March 31, 1986 and the results of its operations and the changes in its financial position for the year then ended in accordance with the policies described in the Summary of Significant Accounting Policies, applied on a basis consistent with that of the preceding year.

In accordance with section 29 of the Ontario Land Corporation Act, a report on the audit has been made to the Corporation and to the Minister.

D.F. Archer, F.C.A.,
Provincial Auditor.

Toronto, Ontario,
July 8, 1986

ISSN 0821-9079

A major initiative of the ministry this year was the announcement by the Hon. Alvin Curling of the "Assured Housing for Ontario" strategy.

The strategy includes reforms to rent review, programs to increase the supply of social and market housing, a plan to stimulate Ontario's building industry and a commitment to make effective use of government lands for housing.

A bill covering major changes to the existing system of rent review was introduced in the Legislature.

Copies of the "Assured Housing for Ontario" brochure are available from the Ministry of Housing, Communications Branch, 777 Bay St., 17th floor, Toronto M5G 2E5.

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Annual Report

Ministry of Housing
Ontario



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1987

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THE HONOURABLE
LINCOLN M. ALEXANDER, Q.C., K.ST.J., B.A., L.L.D.
Lieutenant Governor of the Province of Ontario

MAY IT PLEASE YOUR HONOUR:

For the information of Your Honour and the Legislative Assembly, we have the privilege of presenting the Annual Reports of the Ministry of Housing and Ontario Land Corporation for the fiscal year ending March 31, 1987 and the Annual Report of Ontario Housing Corporation for the calendar year 1986.

Respectfully submitted,

Alvin Curling
Minister

Ontario

Office of the Deputy Minister
Bureau du Sous-ministre

Ministry of Housing
Ministère du Logement

777 Bay Street
Toronto, Ontario
M5G 2E5



THE HONOURABLE
ALVIN CURLING
MINISTER OF HOUSING

SIR:

I have the honour to submit for your approval the 1986/87 Annual Report of the Ministry of Housing.

Respectfully submitted,

Ward Cornell
Deputy Minister

Corporate Resources Management

The corporate resources management wing provides central support and advice to the Ministry of Housing and the Ministry of Municipal Affairs to assist the ministries and their agencies, boards and commissions, in achieving their program objectives. The wing develops management policies and processes; sets administrative standards and guidelines; delivers essential resources and support services; and provides ongoing expertise to the ministries.

In 1986/87, the corporate resources management wing facilitated the human, financial, and physical resource needs for a number of major organizational initiatives of the Ministry of Housing including a ministry-wide program reorganization and startup of the new rent review program.

As a result of the ministry program reorganization, the wing assumed responsibility for the employment equity and French language services programs, both of which have undergone expansion and renewed emphasis as a result of government-wide initiatives and the passage of the French Language Services Act.

The French language services program was reconstituted from a single joint function into two separate and distinct operations; one under the Ministry of Housing and the other, under the direction of the Ministry of Municipal Affairs. The program's activities for the Ministry of Housing were co-ordinated by the Office of the General Manager with representation from the various program areas on a ministry French language services committee. The committee's work focused on co-ordinating the development of strategies for implementing French language services to meet the requirements of new legislation passed in November 1986.

Other activities within the corporate resources wing include:

- corporate planning and evaluation;
- financial services;
- human resources;
- management services (information systems and facilities & services);
- operations review and audit
- legal services
- Office of the Corporate Secretary

The responsibilities and major accomplishments in 1986/87 for each of these activities are highlighted below.

Corporate Planning and Evaluation Branch

The corporate planning and evaluation branch is responsible for supporting senior management in carrying out the ministry's corporate policy and planning activities through advice and assistance, and management of the related processes. Its functions include: development and co-ordination of the strategic planning process, research, policy analysis and policy development of corporate issues, co-ordination of policy within the ministry, collection and dissemination of statistical information on the housing market, and resource allocation and results planning activities.

In the fiscal year 1986/87, the branch initiated a new strategic planning activity for the ministry. With the involvement of the Minister and senior management, a new set of directions was defined for the ministry which will be developed in greater program detail over the next year.

In the past year, the branch became more active in co-ordinating policy in the ministry to ensure that advice to senior management reflects the increasing inter-relationship of social, market and building industry issues.

The branch was responsible for the co-ordination of the activities of a task force on roomers, boarders and lodgers which, in the fall of 1986, published the first comprehensive study of issues affecting this client population. The branch also provided policy support to a Minister's advisory committee which studied the task force report and presented its recommendations to the Minister in March 1987 for improvements to conditions affecting roomers, boarders and lodgers.

During the year, the branch's resource allocation and management planning functions were merged to provide greater assistance to senior management in program planning and resource allocation decisions, and in program performance monitoring.

A second, related achievement has been the improvement of program results information to senior management for program planning and control. Major refinements were also made to the process for multi-year planning of commitments and related financial requirements in respect of capital expenditures and operating transfer payments under the ministry's various social housing and market-related housing programs.

Financial Services Branch

The financial services branch provides financial services and advice for a range of activities. The branch co-ordinates and controls the financial management function and promotes the integrity of systems for cash management, budgeting, accounting and financial reporting. In its controllership role, the branch provides financial policy direction to the ministry and its agencies and establishes procedures for management of crown agency and ministry cash flows and banking arrangements.

Over 1986/87, the branch contributed to the development of a comprehensive decentralized integrated financial management system. The new system is expected to be operational for the 1989/90 fiscal year.

Planning, budgeting and payment processing services, along with financial reporting were extended

during the year to the restructured building industry and housing supply and social housing programs.

The branch director is also treasurer of the Ontario Housing Corporation. In this capacity, financial advice, policy guidance and participation in strategic planning activities are provided to the chief executive and for the members of the Ontario Housing Corporation board of directors.

Human Resources Branch

The human resources branch provides services in human resources planning and development, personnel and staff relations, and payroll and records administration to staff of the Ministries of Housing and Municipal Affairs and their Crown agencies.

Over the past year branch staff assisted program managers in the new rent review division, Rent Review Hearings Board and Residential Rental Standards Board with organization development, job design, staffing, orientation and training.

Human resources management skills training for ministry and housing authority managers received priority attention, with two, week-long sessions being conducted by branch staff to reinforce managerial skills in selection and interviewing, managing employees with work performance problems, handling grievances, designing, analyzing and defining jobs, applying the classification process and managing working conditions in the OPS.

The Planning for People initiatives: Strategies for Renewal and Voluntary Exit Opportunities resulted in planning and information sessions being conducted for all staff of both ministries. The branch assisted the ministry human resources planning and management committee in developing a corporate human resources management strategy to integrate all wing level training and development initiatives.

The ministry's performance management process: goal setting and review, which has been in place for four years, underwent the first phase of its evaluation review. Skills training workshops were conducted in goal setting and performance management for program managers.

The branch co-ordinated the ministry's participation as a pilot in the CHRIS (corporate human resources information system) project and will continue to liaise with them while developing their own in-house system.

Branch staff were instrumental in the implementation of a new point rating job classification system affecting all office support employees of both ministries.

Management Services

The branch provides information technology services to the ministry and its Crown corporations. It also procures goods and services, provides accommodation and office services, and maintains the ministry's central library.

In addition to their on-going activities, the branch's accommodation and office services sections were active in acquiring, locating, furnishing and initial start-up of the ministry's new rent review field offices.

Over 1986/87, the design phase for the property management system, a major computer system for the Ontario Housing Corporation, was completed. The system is intended to make building conservation and maintenance activities more efficient.

A new financial management system was selected to replace the previous operational and financial information system with packaged software to perform the general ledger, budgeting, accounts payable and purchase orders for the ministry.

An automated rent registry system was approved to meet the requirements of new government housing initiatives expressed in the Residential Rent Regulation Act, 1986.

The office information systems project recommended an integrated office system, which would make use of local area networks and a mainframe mail distribution system. A request for proposal was prepared, and application made to Management Board for approval to name two vendors of record, and to proceed with an initial installation involving three units of the Ontario Housing Corporation as well as the project team itself.

End-user computing and database management systems received greater attention, as costs declined, hardware and software capabilities increased, and client interests started to grow beyond the basic functions of word processing and spreadsheets. The branch became increasingly proactive in matching new technological opportunities to the ministry's major business needs.

Mainframe computer processing was successfully converted from Crowntek Inc. to Canada Systems Group, without disruption to clients.



A ribbon-cutting ceremony marked the introduction of a ministry in-house computer which offered expanded opportunities for information sharing. Here management services director Ron Bates (left) and Canada Systems Group regional Vice-President Colin Crosby share the honors as the computer is put into operation and turned over to management services staff.

Operations Review & Audit Branch

The operations review and audit branch assists all managers to discharge their responsibilities by: providing assurance that financial, management and EDP controls are satisfactory and recommending improvements, where necessary; providing timely reporting of information to management concerning problems or issues in respect of controls, systems or

policies; determining compliance with government, ministry and OHC financial and administrative policies and guidelines.

In accordance with the manual of the Office of the Treasury, financial systems are audited annually and each program area is audited at least once every four years.

During the 1986/87 fiscal year the branch completed 37 audits, 34 financial audits and three operations reviews including the first operations review of a housing authority. EDP systems reviews were also initiated.

Legal Services

The legal branch provides legal services to the Minister, Deputy Minister and those Crown corporations, boards and commissions for which the Minister is responsible. These include Ontario Housing Corporation, its housing authorities, the Building Industry Strategy Board, the Building Code Commission, the Building Materials Evaluation Commission and the Ontario Land Corporation, and Ontario Mortgage Corporation and their staff in relation to their programs and policy formulations.

The principal statutes for which the Minister is responsible are the Ministry of Municipal Affairs and Housing Act, the Housing Development Act, the Ontario Housing Corporation Act, the Residential Rent Regulation Act, 1986, the Rental Housing Protection Act, the Building Code and the Plumbing Code.

These statutes and the regulations made under them enable and regulate the program operations and responsibilities of the ministry in relation to social housing, housing supply, the building industry, rent review and the minimum maintenance standards for residential rental complexes subject to rent review.

During the past year, the legal branch has provided the necessary legal services for the ministry's established social housing programs which include its social housing portfolio and programs, and its new housing initiatives which include the new non-profit programs and housing supply programs. The established programs and new programs referred to here are detailed elsewhere in this report.

At the same time, these services were increased to include rent review. In addition, advice was given to assist the ministry in its contributions to policy formulations with regard to roomers, boarders and lodgers.

Office of the Corporate Secretary

The Office of the Corporate Secretary provides administrative services to the ministry's agencies to ensure that agency directives, requests and intentions are communicated promptly and thoroughly to the appropriate external and internal areas, while ensuring compliance with Management Board guidelines, and other corporate, legislative, legal and regulatory guidelines. These agencies include Ontario Housing Corporation, Ontario Land Corporation, Ontario Mortgage Corporation, the Building Industry Strategy Board, the Residential Rental Standards Board, the Rent Review Advisory Committee, the Minister's Advisory Committee on Roomers, Boarders and Lodgers, and the Minister's Advisory Committee on the International Year of Shelter for the Homeless and their subcommittees.

In the past year responsibility for the proposed Freedom of Information and Protection of Privacy Act became part of the mandate of this office. The office has started to develop systems to handle access requests, and to review ministry procedures to ensure protection of privacy and to maintain the integrity of personal information.

The office was also responsible, in conjunction with supply and services, for ensuring fair and equitable treatment of all ministry suppliers through strict control of the tendering process and for the safekeeping of negotiable securities, other documents and the corporate seals.

The office ensured, in conjunction with risk management branch of the Ministry of Government Services, that appropriate liability coverage was in effect for the Ministry of Housing, its agencies and the Ministry of Municipal Affairs through appropriate tender documents and periodic reviews of the risk and coverage levels.

This office was also involved in special projects throughout the year such as its staffing of the forum office at the "Building Industry Forum", and the arrangement of special activities undertaken by the various boards and committees.

Employment Equity Program

The former affirmative action program was broadened to take on new responsibilities late in 1986, along with a new name, the employment equity program, and a wide range of services was provided to improve the representation of women in ministry positions. Strategies were being developed to begin serving staff



Employment equity program staff provides a wide range of services aimed at improving the representation of women in the ministry and is developing strategies to serve staff in new client groups: visible minorities, disabled persons, native people and francophones.

in the new client groups: visible minorities, disabled persons, native people and francophones, for implementation in 1987.

Over 1986/87 the staff profile changed slightly with 386 males (up 12%) and 524 females (up 2.5%) at year end. Gains were made in the number of females in nine of the classes which were underrepresented (less than 30% females) at year end '85/'86. The numbers of women in middle management increased 8% to a total of 52 and senior women now represent 8% of the executive compensation plan.

The wage gap (female earnings expressed as a percentage of male earnings) was 71% at year end, up 4%. Targets for the hiring and promotion of women in underrepresented classes were exceeded in the systems officer classification.

Workshops and seminars were utilized to improve the skill base of women in senior management and the appropriate feeder groups. A residential session addressed their needs in the areas of leadership style, role conflicts, time management and maximizing performance. Women in entry level management and support staff positions received training to aid them in the transition to management. Workshops on assertiveness training and negotiation skills were facilitated by program staff in regional and central locations.

Consultative services were provided for managers to assist them in planning strategies to promote equal opportunity. Equal opportunity presentations to senior management highlighted achievements and priorities.

During the year 58 counselling sessions were held on career planning, resume writing, interview skills and work-related concerns.

Thirty-nine women participated in accelerated career development opportunities and three who had previously received training through ACDs were successful in moving into senior and middle management positions. Three women received training in underrepresented areas through the employment equity incentive fund.

The employment equity for women committee representatives provided a link between the program office and staff. Eighty representatives from the Ministries of Housing and Municipal Affairs and the housing authorities attended the annual meeting to work on action plans and receive developmental training.

Volunteer committees were active in central and regional areas. The employment equity volunteers

committee (formerly CORE committee) formulated a revised mandate and objectives, organized information sessions and workshops and attracted new members. The publications committee produced three issues of "News of Women".

Developmental training was provided for an employment equity management trainee (now an acting employment equity manager) from the Ministry of Treasury and Economics.

An advisory committee was formed to implement employment equity in the local housing authorities and a consultant provided housing managers and regional housing program office administrators in four cities with information on the equal opportunity program, human rights legislation and target groups. Achievements in the local housing authorities included the hiring of two women, previously in a maintenance trainee program, and the hiring of the first female resident custodian.

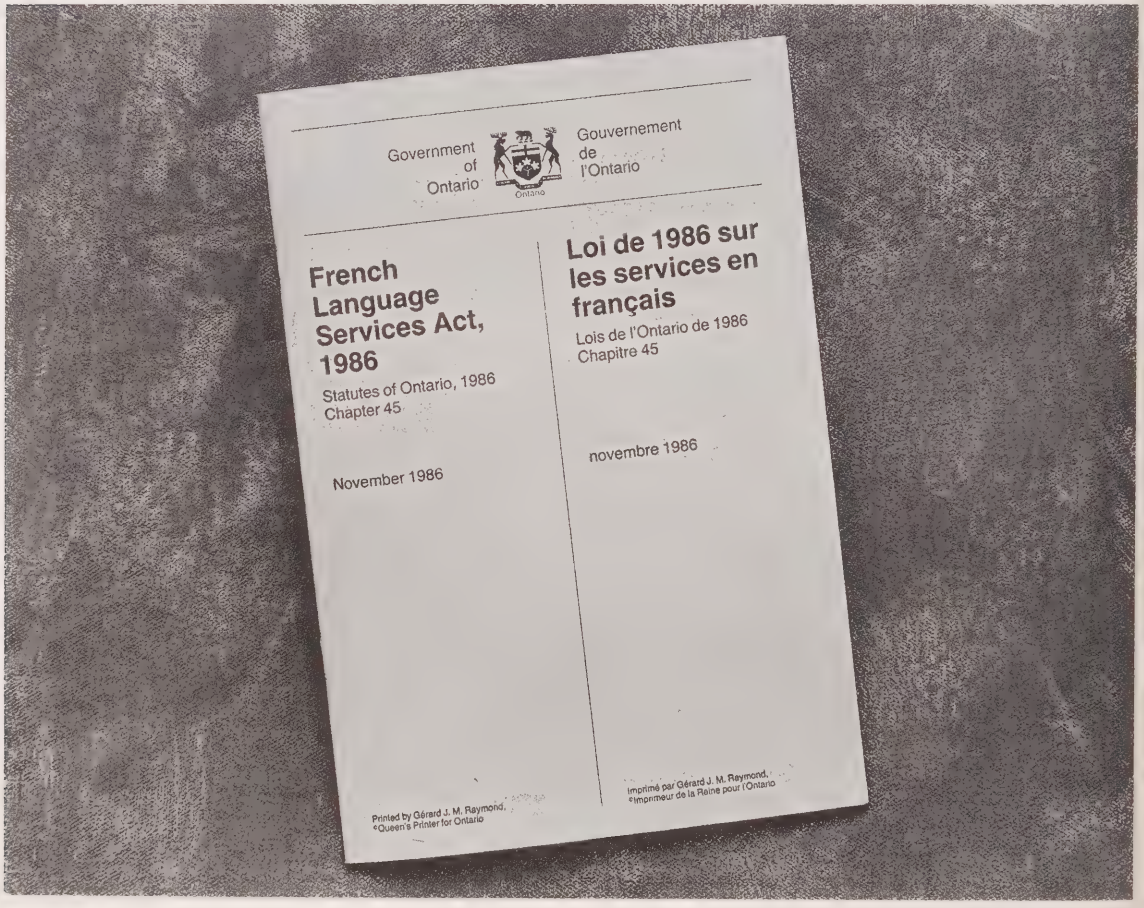
French Language Services

On May 1, 1986, the Minister Responsible for Francophone Affairs, the Honourable Bernard Grandmaître, introduced a Bill in the legislature entitled *An Act to Provide for French Language Services in the Ontario Government.* The French language services co-ordinating committee set to work immediately designing a survey to determine the clients for the ministry's services and the level of linguistic skills of ministry personnel.

The French Language Services Act was given third reading and proclaimed on November 19, 1986. It will take effect on November 19, 1989.

The act requires each ministry to appoint a French language services co-ordinator and to set up a co-ordinating committee.

The French Language Services Act was proclaimed in November, 1986.



Building Industry Strategy Board

The Building Industry Strategy Board completed its first full year of operation in the 1986–87 fiscal year. It was established in January 1985 to address the needs of Ontario's largest economic sector. In 1986, new and repair building construction reached an unprecedented $19 billion and housing starts increased 26% to 81,470. Despite the building boom in central Ontario, seasonally adjusted unemployment for the province remained high at 12.2%.

With a budget of $14.6 million over three years, the BIS Board was created to advise the Minister regarding the implementation of a strategy to assist the industry in addressing a number of problems—notably to improve its productivity, to establish new markets, and to reduce unemployment. The board consists of an executive committee and some 30 members representing industry, labor and government.

The goals of the Building Industry Strategy are to:

- consolidate, rationalize and simplify regulations affecting building;
- improve productivity;
- expand exports of building services and products and the replacement of imports;
- increase co-operation and self-awareness within the industry;
- facilitate the development of a building centre to provide a special focus for the industry.

In pursuit of these goals, a business plan was prepared, in consultation with the industry, which identified 14 programs. These programs are under constant revision by the board and staff of the Secretariat to ensure they remain consistent with the goals of the strategy.

Building Industry Policy and Program Development Branch

The Building Industry Policy and Program Development Branch is responsible for the following:

- staff support to the Building Industry Strategy Board, its executive committee and program sub-committees;
- day-to-day planning, development and delivery of programs;
- establishing and maintaining effective lines of communication with all sectors of the building industry;
- monitoring industry issues and trends and taking action when deemed appropriate;
- financial administration of the program budgets.

As part of the implementation of the goals of the strategy, the board has chosen to highlight strategic areas and study them in more depth under the direction of sub-committees of the board. During the year the following such sub-committees were appointed:

- Building Centre;
- construction information system;
- education and training;
- export development and import replacement;
- productivity improvement.

A sub-committee on regulatory reform had previously been established and it now reports to the BIS executive committee. Staff support is provided by the Ontario buildings branch.

Programs launched by these sub-committees include:

Building Centre Feasibility

- Terms of reference were developed, a list of potential consultants compiled and invitations issued to them to submit their qualifications.

Education and Training

- A 20 minute video tape was prepared for use in high schools showing the range of career opportunities in the building industry;
- Two computer assisted learning modules were developed for contract administrators;
- A total of 10,000 brochures on the range of training programs available for middle management in the building industry was distributed to every high school in Ontario;
- Work commenced on developing a complete catalogue on the full range of training opportunities for the building industry in Ontario;
- Working with Toronto Home Builders' Association, some $400,000 was obtained in additional federal training support for framers and bricklayers;
- Plans commenced for a five-day career exposition on the building industry to be held in the spring of 1988.

Export Development and Import Replacement

- At the Building Tomorrow Forum, the Premier announced the launching of a trade mission to China and the Pacific Rim to promote the sale of Ontario's



Deputy Minister Ward Cornell officially opened the Building and Design Resource Centre at Designers' Walk, Toronto, to the public. Helping are Tracy Bowie (left) of Designers' Walk and Resource Centre manager Lorraine Tierney.

building services and products. To this end, a consultant was engaged to prepare a strategic plan for the mission. A small technical group was formed and advised by a private sector group experienced in the construction industry in Asia. The mission left for the Far East in March.

- The strategic plan for this mission will form part of a comprehensive strategic plan being prepared by the Secretariat.

Construction Information System

- Terms of reference were developed to determine the market for a building construction and trade information centre, the feasibility of a computerized information storage and retrieval service and the identification of the sources of the required information.
- A list of potential consultants was compiled and invitations to submit qualifications were issued.

Productivity Improvement

- A survey was undertaken of building related courses offered by Canadian universities and key ones in the U.S.; dialogue occurred with several universities regarding professional and management development for the industry.
- A consulting assignment was undertaken to develop a program of educational courses to improve on-site construction productivity and the terms of reference were prepared.
- At the request of the Construction Management Institute, approval was received to participate in the joint funding (60%) with the New Home Warranty program of a program of courses to teach home builders and contractors improved business management skills.

As part of the strategy to revitalize Ontario's building industry, a major forum on the business of building was held in Toronto Nov. 2–6. Called Building Tomorrow, the forum was co-sponsored by the Building Industry Board, Ministry of Housing, together with the Council of Ontario Construction Associations.



Building Tomorrow Conference

A major conference of the building industry was held from November 2–6, 1986. The objectives of the conference were to:

- heighten building industry awareness;
- foster transfer of information, knowledge, technology;
- provide a status report on the state of the industry in Ontario and throughout Canada.

Ninety-six building associations joined with the BIS Board as co-sponsors of the conference and attendance was close to 10,000.

There were 13 theme areas with more than 200 speakers making workshop presentations. In addition, there was an exhibit area which sold out, a career centre attended by 4,000 high school students, a publications/bookstore and a film festival. The proceedings were recorded and tapes of the proceedings are available.

- In addition to the sub-committee activities, BIS responded to the late closings in the home building industry by having a member of its executive committee chair a joint industry/government committee.

Ontario Buildings Branch

The objectives of the buildings branch are to ensure a high level of public safety in buildings constructed in Ontario, and to create a supportive and encouraging environment for the building industry to improve its efficiency.

Technical Standards

This section is responsible for the regulatory functions of the branch. It develops and maintains the Ontario Building Code and the Plumbing Code. It also provides advice and guidance to the building industry and building officials on building legislation and building practices.

Activities during the year included:

- amended the Ontario Building Code;
- held 25 seminars on the amended Ontario Building Code throughout Ontario for architects, engineers, building officials, builders and others;
- held five seminars for municipal building officials, the construction industry and the public on the installation of solid fuel appliances;
- created industry study groups and committees on various issues for purposes of future code amendments including renovation for non-residential buildings, party walls, air quality and potability of sprinkler water;
- developed illustrated guide to assist building code understanding on barrier-free design and updated the illustrated guide on housing and small buildings;
- provided ongoing advice and assistance to builders, municipal building officials and the public on code-related matters.

Policy and Research

This section is responsible for regulatory reform. This includes the consolidation and streamlining of building statutes and regulations, rationalization of building code requirements, and the development of an efficient regulatory system for the building industry in Ontario. Advice and guidance from the industry is provided by a steering committee on regulatory reform—a sub-committee of the Building Industry Strategy Board.

1986/87 activities included:

- completed implementation of an innovative code amendment process including the establishment of three advisory committees and public hearings;
- in co-operation with the National Research Council, completed a detailed prototype of a safety/risk assessment framework for eventual use by all provinces and the federal government. Framework will be used for the technical, social and economic evaluation of building requirements;
- carried out a survey of the building industry to determine the potential for computerization of the building code and associated documents;
- undertook legislative reform projects in co-operation with provincial ministries.

Municipal Building Administration and Education

This section facilitates and encourages municipalities to improve the quality and effectiveness of building departments. It provides training for municipal officials and builders on regulatory responsibilities and code requirements.

Highlights of the year's activities are:

- provided grants to municipalities through the Building Action program for administrative innovation in building departments throughout the province;
- provided advisory services on building administration to municipal councils and building department staff through large seminars, small workshops and hands-on assistance;
- continued the development and delivery of a comprehensive education training program for municipal building officials. During 1986/87, 21 courses were delivered across the province to over 500 building officials.

The Building Code Commission

The commission conducts hearings and makes decisions on disputes between a building permit applicant or holder and a building official as to the intent of the technical requirements of the code and/or the sufficiency of compliance with those requirements.

To provide more access to its hearings, and to speed up the building process, the commission has arranged hearings within the local municipality, in some cases on the actual site of construction.

In 1986/87 the commission held 18 hearings.

The Building Materials Evaluation Commission

The commission conducts research into, and may authorize the use of, any innovative materials, techniques or building designs for construction which are not currently covered by the Ontario Building Code. The commission has received both national and international recognition with applications for rulings doubling over the previous year. Applications have been received from companies in such countries as Holland, Norway, Africa, England, U.S.A. and New Zealand.

In 1986/87 the BMEC held regular meetings and authorized the use of seven materials or techniques as well as updated numerous previous authorizations to meet the new code amendments.

The Rent Review Division

The Residential Rent Regulation Act, Bill 51, was passed in December, 1986, and created an entirely new system of rent review for the Province of Ontario.

The rent review division was created on December 3, 1986 with the passage of the *Residential Rent Regulation Act, 1986.*

This act created an entirely new system of rent review for the Province of Ontario with the goals of increasing protection for tenants in private rental housing, while stimulating the development of new rental housing.

Central features of the new act included:

- The extension of rent review to cover all private rental units in Ontario.
- The creation of a streamlined rent review process, designed to be accessible and ensure consistency.
- The establishment of a flexible rent increase guideline, adjusted annually to reflect changes in inflation.
- The creation of a province-wide rent registry to record the rent for every private rental unit in Ontario.
- The creation of a Residential Rental Standards Board to help ensure the proper maintenance of all rental properties in Ontario.

In the five months since its creation, the new rent review division has moved successfully to implement the new system of rent review across the province.

This effort has involved such major tasks as hiring and training hundreds of staff members; establishing a regional and local office system across Ontario; beginning the process of registering more than one million private rental units; creating a complete program of landlord and tenant education; regulating the many official notices, forms, rules and tables called for by the legislation; establishing major computer systems and supporting software; and producing a wide range of guides, brochures and public information documents.

In achieving each of these goals during its first few months of activity, the new rent review division has moved forward at full speed in the planned and orderly fashion mandated by the new legislation.

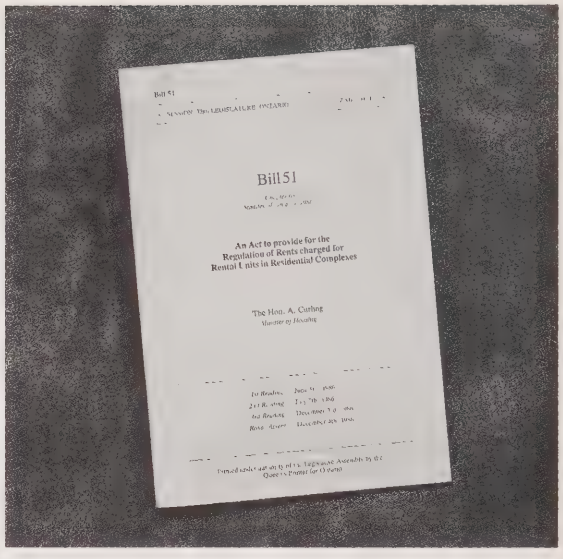
In December, 1986, the rent review guideline for the year 1987 was established as 5.2 per cent and applied for the first time to all private rental units in Ontario. In future, the guideline for each year will be announced by August 31 of the preceding year.

In January, the division dealt with post-1975 units—units first occupied on or after January 1, 1976. These 120,000 units, which had been exempt from rent review in the past, were brought under rent review by the new legislation.

Landlords of these units were given until March 2, 1987 to apply to rent review to justify those rent increases above four per cent taken between August 1, 1985 and December 31, 1986.

At the same time, the division established a province-wide network of rent review offices, including four regional offices and 21 local offices.

Local office staff, who are trained in both the *Residential Rent Regulation Act, 1986,* and the *Landlord and Tenant Act,* will resolve rent review matters at the local level.


Bill 51

An Act to provide for the Regulation of Rents charged for Rental Units in Residential Complexes

The Hon. A. Curling

The staff will also provide the initial point of contact for both landlords and tenants, offering information, landlord/tenant education programs and any assistance necessary to comply with the new legislation.

During this same period, the division established a province-wide rent registry which will record on computer the rent that may be charged for every private rental unit in Ontario and enable tenants for the first time to verify that their rents are legal.

Access to information stored in the registry computers will be available free of charge to tenants, prospective tenants and landlords through the 21 local rent review offices across the province.

With more than one million rental units in the province, the division began by requiring landlords of residential complexes containing more than six rental units to register information about their units with the rent registry by May 1, 1987.

These landlords were sent rent registration kits, containing the proper forms and a guide to registration. They are required by the legislation to file the rent charged on July 1, 1985 (or the first date the unit was rented thereafter) for every rental unit in their complex.

The division also announced the creation of the new Rent Review Hearings Board, a quasi-judicial body that will hear appeals by tenants or landlords who disagree with a local rent review decision. Dr. Ratna Ray was appointed to a two-year term as Chairman of the new Board.

In the near future, the ministry will announce the creation of the Residential Rental Standards Board which will help to ensure proper maintenance of all rental units in Ontario.

Meanwhile, the Residential Tenancy Commission (RTC), which has administered rent review in the past, is continuing to operate to clear up those cases already before it, and will submit a separate annual report for the year 1986–87.

Landlords and tenants who have already filed an application for rent review with the RTC have been

given the option of continuing the process under the RTC or having the application considered under the new rent review system.

Since the proclamation of the *Residential Rent Regulation Act, 1986* on January 1, 1987, all new rent review applications have been handled by the new rent review division.

In its first months of operation, the division has succeeded in creating a new system of rent review for the province as called for in the new legislation.

As of April 30, 1987, the rent review division is firmly established and will continue to move forward in a planned and orderly fashion.

Rent Review Services Branch

The Residential Rent Regulation Act, 1986 is administered by the rent review services branch. The branch's head office, located in Toronto, manages the central rent review policies and activities.

Technical and administrative support to the local offices is provided by the branch's four regional offices in London, Sudbury, Ottawa and Toronto. Regional offices also help co-ordinate and monitor compliance with the new act; develop and ensure standards of consistency; and oversee human and financial resource management.

The branch's 21 local offices carry out the day-to-day services to the general public. Staff liaise regularly with local landlord and tenant groups as well as local municipal officials.

These offices are responsible for local administration of the act's regulations. Local staff assist landlords in registering their units for the rent registry, resolve rent review applications, and also provide documentation to the Rent Review Hearings Board.

The local offices are also strongly involved in educating both landlords and tenants about the new act and distributing information about the rent review system to the general public.

Rent Review Policy Branch

The rent review policy branch, located in Toronto, is responsible for developing detailed policy recommendations. These recommendations include policy guidelines and legislation, regulations and certain general procedures for Ontario's rent review system. The branch also provides the rent review division with corporate planning, research and management advice.

The branch's program analysis section provides research and statistical data and conducts strategic planning and organizational studies. The effectiveness of the rent review programs is closely co-ordinated by this section.

Rent review policy proposals for legislation are developed by the policy section of the branch. It evaluates the effect proposed changes in legislation and regulations might have on the rental housing market, and participates in ministry-wide policy reviews.

The financial and property management section prepares regulations for the *Residential Rent Regulation Act, 1986.* This section also identifies areas in the rent determination process that are not covered in the legislation, regulations or guidelines. The section also develops solutions to financial and property issues and problems.

Rent Registry

Ontario's rent registry is a new aspect of the rent review system, designed to inform both landlords and tenants about the rents for their units.

The office of the Registrar is located in Toronto, though staff at the 21 rent review services local offices directly assist landlords with the registration process.

Landlords with buildings of six or more units are required to provide the registry with such information as type of building, number of bedrooms, services and facilities, and the rents charged on July 1, 1985 or later. There will be a registration process for landlords with six units or fewer at a later date.

Since the registry computer will automatically update the rents annually, most landlords will only have to register their units this one time.

When the registration process is complete, the information will be put on a computerized network. Landlords, tenants and prospective tenants will be able to retrieve the rent for any unit through their local rent review offices.

Rental Housing Protection Program

The Rental Housing Protection Act is administered by staff of the rental housing protection program. The program is designed to preserve the existing supply of rental housing in Ontario.

The legislation took effect on July 10, 1986 and restricts for a period of two years certain activities which serve to reduce the stock of rental housing.

Under the Act, municipal councils are required to approve any proposals to convert, demolish, renovate, sever into individual ownership, or otherwise change the use of rental housing in the province.

Program staff provides advice and education on the administration of the Act to municipalities and the general public.

As well, program staff provides provincial input to municipalities on individual applications, and undertakes enforcement activities.

Community Housing

Ministry staff are working on several projects that could result in broader choices of living arrangements for seniors and the homeless.

Community housing responds to the housing needs of Ontario residents through consulting and working in co-operation with the private sector, special interest groups, other ministries and various levels of government.

In 1986, a significant change occurred with the province assuming responsibility for delivery and administration of non-profit housing. The non-profit program is a major vehicle for the delivery of social housing in Ontario. Under the program, approximately 6,700 new units will be produced annually for five years.

As well, a special provincial initiative was announced, which will produce an additional 3,000 non-profit housing units targeted to the most disadvantaged.

Activities encompass policies and programs covering all aspects of the housing market, including the direct delivery, maintenance, and administration of social housing for low and moderate income families, senior citizens, and handicapped persons, to ensure access to appropriate and affordable shelter.

In the private rental and ownership market, activities focus on new supply, conservation and better utilization of existing stock, and homeowner assistance. This includes research and the development and implementation of policies and programs designed to improve housing conditions, allowing the market to operate more efficiently and thereby assure an adequate and affordable supply of rental housing.

The community housing wing consists of:

- housing policy and program development branch;
- Ontario Housing Corporation (OHC).

A major reorganization of the wing commenced late in the year. The implementation of the resulting program changes was expected to begin in early 1987.

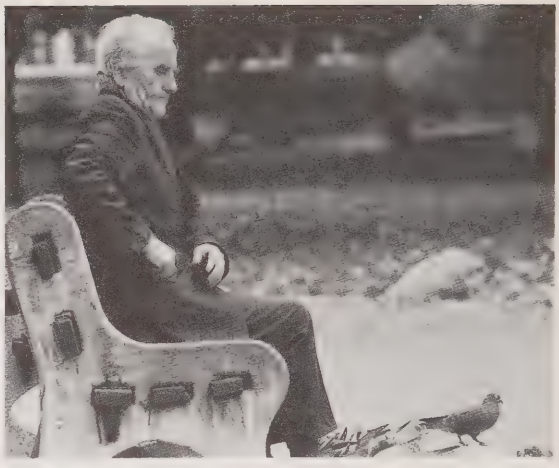
Housing Policy and Program Development Branch

The housing policy and program development branch undertakes basic housing research, monitors economic conditions and trends in the shelter industry that affect housing policies, develops strategic policy recommendations for private market ownership and rental housing, develops new programs and monitors and evaluates existing programs. These activities deal with both new housing and the existing housing stock.

In 1986/7, the branch continued to implement initiatives contained in the 1985 Assured Housing Strategy, as well as developed other initiatives as part of its ongoing mandate. Highlights of the year's activities include:

Disabled Housing Initiatives

A package of disabled housing initiatives was developed, in conjunction with the Office Responsible for the Disabled and the Ministry of Community and Social Services. Enrichments to enable modifications for disabled persons have been made to the following three programs: Ontario Home Renewal Program; Low-Rise Rehabilitation Program; and Convert-to-Rent.



Low-Rise Rehabilitation Program

This program, designed to preserve older, low-rise rental housing, was launched in 1986. A total of 113 municipalities are currently involved in delivery, and waiting lists exist for 1987/8.

Convert-to-Rent

This program, which has been in operation since August 1983, was substantially revised in 1986 to include non-self-contained units, and single-family home conversions. Approximately 3,515 units were committed in 1986/7. This program helps to promote housing at lower cost by using the existing built environment more effectively.

Consumer Outreach Program

The Home Conservation Centre travelled to 12 home shows and seven conferences in 1986/7. New brochures entitled "The Water Resistant House" and "Understanding Your House" were released. The Ontario Renovation Information Centre added new exhibits and displays. The Ontario Renews Awards program, fostering excellence in renovation, held its sixth annual ceremony in Toronto in November 1986.

Seniors Housing Options

The home sharing program, which provides shared funding to municipalities to support agencies promoting and facilitating accommodation sharing, expanded from two pilot agencies to 12 across the province. The Seniors Retirement Communities Demonstration, and Seniors Co-ownership Demonstration, have been developed and are being delivered.

The PLUS demonstration (otherwise known as "Granny Flats") is entering its third year and is in the process of evaluation.

These projects are being pursued on a small-scale to investigate the feasibility of promoting broader

choices of living arrangements for seniors.

The branch is responsible for the biannual housing market survey of Ontario plus 10 urban centres. The survey provides the most comprehensive information on renters and owners in Ontario and is a major resource for internal analysis. The survey relates who lives in what type of shelter, what their shelter plans are, and what they pay now and have paid in the past.

The branch is also responsible for reviewing tax implications for housing.

International Year of Shelter for the Homeless Secretariat

The Ministry of Housing has been designated as the lead ministry to co-ordinate the province's activities for recognizing the International Year of Shelter for the Homeless (IYSH). The Minister has identified four major goals to guide the province's participation in IYSH. They are:

- to raise public awareness of the issues and concerns regarding homelessness in Ontario and elsewhere, within the framework of IYSH;
- to encourage and develop community dialogue, education and participation at the local level in activities related to IYSH;
- to co-ordinate the efforts of provincial government ministries and agencies in activities marking IYSH; and
- to participate, in co-operation with the national IYSH focal point, in inter-provincial, federal and international activities marking IYSH.

To achieve these goals and objectives, an advisory committee on IYSH was struck by the Minister of Housing. Its regional membership draws on individuals who have demonstrated knowledge, interest and/or experience with the issues of homelessness. Its purpose is to determine how the province can mark its participation in IYSH and to recommend proposals for longer term, more permanent ways of addressing homelessness. An IYSH secretariat, comprised of a small number of staff, provides support to the advisory committee.

In addition, an inter-ministerial committee, chaired by the IYSH Secretariat, was formed comprising those ministries of the province actively involved in the provision of services to the homeless. These ministries include: Citizenship and Culture; Community and Social Services; Correctional Services; Education; Health; Housing; and Municipal Affairs.

This committee serves as a governmental co-ordinating body representing cross-ministerial responses to IYSH.

The IYSH activities also include developing and implementing a public awareness/communications plan. It is designed to encourage groups such as local governments, communities, businesses, churches, interested citizens, local service agencies and educational institutions to:

- recognize the homeless within their community, acknowledge the homeless as full citizens in the community and constitute local IYSH committees;
- assist groups and individuals through limited IYSH project grants that would facilitate their participation in the year in light of the overall goals established by the province;
- implement an essay writing and poster design project;
- conduct a series of six regionally-based workshops focusing on the issues of homelessness;
- recognize organizations and individuals who have provided invaluable community service in working with and for the homeless throughout Ontario by a special merit awards ceremony to be held on October 5, 1987;
- assist in the sponsorship and participate in the Canadian conference to observe IYSH to be held in Ottawa in September, 1987; and
- participate in the Canadian Study Program by sponsoring six housing officials from developing nations to come to Ontario and work in comparative local organizations and situations that are dealing with issues of homelessness.

International Year of Shelter for the Homeless

1987

Année Internationale du logement des sans-abri



Accompanied by Lieutenant Governor, the Hon. Lincoln Alexander (left), Housing Minister Alvin Curling launches the International Year of Shelter for the Homeless in the Legislature.

In his announcement on January 28, 1987, Mr. Curling said: "I believe that this is one of our most important initiatives. Working together, we have an opportunity to help."



Ontario

Office of the Chairman

Ministry of Housing

Ontario Housing Corporation

777 Bay Street
Toronto, Ontario
M5G 2E5

THE HONOURABLE
ALVIN CURLING
MINISTER OF HOUSING

Sir:

It is my honour, on behalf of the Board of Directors, to present the Annual Report and Statement of Accounts of the Ontario Housing Corporation for the year ending December 31, 1986.

Respectfully submitted.

David B. Greenspan

David Greenspan
Chairman of the Board

Board of Directors:

D.B. Greenspan, Chairman; L.F. Pitura, Vice Chairman; D.H. Barr; C.E. Beigie; J.M. Gammage; J.E. O'Brien; G.P. Puddicombe; G.R. Stratton; T. Varone; M.P. Wall; I. Wong.

Report of the Chairman of the Board

The year under review was an exciting one as Ontario Housing Corporation moved into a new direction as a provider of social housing to various client groups across Ontario.

Ontario Housing Corporation began to move away from its traditional role as a bricks and mortar agency, and moved into new territory as a co-ordinator and provider of social services.

A number of policy decisions were made by the OHC board of directors during 1986 which dramatically affected the manner in which public housing operates.

Victims of family violence were given special priority for subsidized housing, provided the battering and intent to separate could be verified independently.

Parents under the age of 18 became eligible for subsidized housing, and current tenants became eligible to apply for separate housing without first leaving OHC.

Two pilot projects were established in Ottawa and Metro Toronto to investigate the means by which OHC could train and employ its tenants in housing projects.

A new approach to landlord/tenant relations redefined the role of OHC beyond that of managing social housing to include the responsibility for improving the comfort, security and dignity of tenants.

A new emphasis was placed on determining ways in which tenants could be involved in decisions affecting them. A decision was made to recruit a tenant liaison co-ordinator who would be responsible for developing a corporate strategy for improving landlord/tenant relations.

And the OHC board took measures to ensure tenants' concerns were heard and addressed. Regular board meetings were held on the site of projects so the board and tenants could meet and discuss areas of mutual concern.

Chimbo Poe-Mutuma was hired by the Metro Toronto Housing Authority as director of race relations, with the responsibility for developing a series of race relations policies designed to create a better living environment for MTHA tenants. Work proceeded on developing a province-wide race relations policy for housing authorities.

The OHC bursary program was expanded to cover two years, and the total value of the award was increased to $1,000 from $500. This expansion will assist successful applicants in continuing through a second year of post-secondary education, when financial constraints could become a severe impediment.

At the end of 1986, the corporation had 84,347 housing units, made up of 48,185 family units and 36,162 senior citizen units. The corporation also had 13,511 units under rent supplement agreements in privately-owned buildings, for a total of some 97,000 units.

OHC was also involved in subsidizing rent-geared-to-income units developed under other housing programs. In 1986, the corporation was providing financial assistance for more than 127,000 units.

Three major workshops were held during 1986 for housing authority chairmen, members and managers. Two regional workshops—Breaking New Ground—were held in Hamilton in the spring and Port Carling in the fall. These provided an opportunity for housing authority members to meet informally with members of the OHC board, and at the same time pick up new information on issues such as the Assured Housing program, human resources management and building conservation/property management systems.

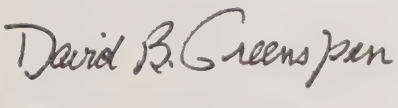
The third workshop—New Directions for Ontario Housing Corporation—took place in November, and brought housing authority chairmen and managers to Toronto where they had an opportunity to discuss some of the major new policy directions being taken by the corporation.

A number of changes occurred within the OHC board of directors during the year. I was appointed chairman of the board in January. Early in the year, several new appointments followed: Douglas Barr, Carl Beigie, Jean Gammage and Toni Varone, all of Toronto. Miriam Wall of Thunder Bay was appointed to the board late in the summer.

Three dedicated directors left the corporation when their terms ended December 31: Joseph O'Brien, Gail Puddicombe and Irene Wong.

A major reorganization of the ministry's community housing wing commenced late in the year. The implementation of the resulting program changes was expected to begin in early 1987.

At the end of a the year John Sewell, former Toronto mayor and national newspaper columnist, was appointed the first full-time chairman of the Metro Toronto Housing Authority.



David B. Greenspan
Chairman

Ontario Housing Corporation

The Ontario Housing Corporation (OHC) provides rent geared-to-income housing for families and senior citizens with low incomes as well as for physically, developmentally and psychiatrically handicapped adults.

During the year and through the Assured Housing initiatives, OHC provided more new housing units than ever before in its history. Some 16,000 residential units were produced, far exceeding the previous high of about 10,000 in the 'seventies'. As well, the corporation became fully involved with housing individuals and groups with special needs in concert with support ministries, i.e. Community and Social Services, Health and Correctional Services. Programs such as Low-Rise Rehabilitation and a revitalized Ontario Home Renewal program required an increased involvement with a large number of municipalities where success was achieved through effective teamwork and communication. The very successful Convert-to-Rent program involved close working relationships with entrepreneurs and home-owners as well as municipal and community liaison.

In 1986 there were 84,347 units in the corporation's portfolio, of which 48,185 were family units and 36,162 were senior citizen units. A network of 58 housing authorities across the province is responsible for managing the properties as agents through management agreements.

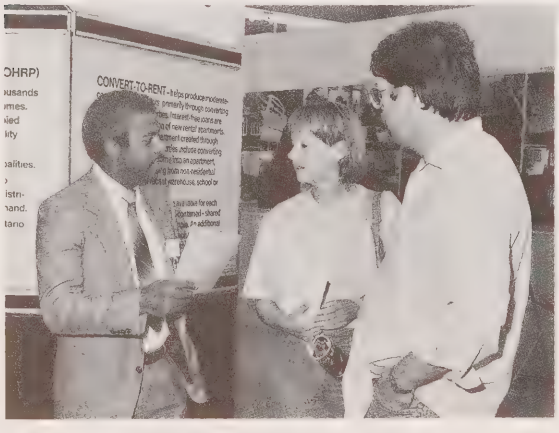
The housing authorities administer the rent supplement program which included 13,511 units at year's end. These units provide accommodation for rent geared-to-income tenants in buildings owned by private landlords and help to integrate low-income tenants into the community. The housing priority list for geared-to-income accommodations as of December 31, 1986, was:

Family	16,776
Senior Citizens	6,223
Handicapped Adults	2,025
Total	25,024

As well, Ontario Housing Corporation develops social housing programs and policies, administers the Municipal Non-Profit, Convert-to-Rent, Low-Rise Rehabilitation, Renterprise and a wide range of other programs and evaluates administrative and operational procedures associated with social housing programs. Approximately 127,000 units receive financial assistance through Ontario Housing Corporation.

During 1986, OHC continued to decentralize program activity to the six regional housing programs offices and increase accountability among the 58 local housing authorities.

Total remuneration to OHC's board of directors in 1986 was $37,624.50.



Housing Minister Alvin Curling chats about the ministry's Convert-To-Rent program with a couple of visitors to the ministry display at the Canadian National Exhibition, Toronto. Staff handed out 47,000 pieces of literature on various ministry programs.

Field Operations

Field operations is responsible for the delivery and administration of social housing programs across the province. Six regional housing programs offices, located in Hamilton, London, Ottawa, Sudbury, Thunder Bay and Toronto, provide a "one window" service covering all aspects of social housing. These offices provide technical, financial and administrative support to the 58 housing authorities and numerous non-profit housing corporations so that the province's portfolio of assisted rental housing is operated efficiently and maintained properly.

The housing authorities are responsible for the day-to-day management of the 84,347 provincially-owned public housing units and administration of more than 13,000 rent supplement units through management agreements with Ontario Housing Corporation. In 1986, expenditures totalled $460,894,257 and revenues of $202,120,700 were received.

The regional housing program offices also work directly with municipalities, non-profit, co-operative and private sector groups in an effort to meet housing requirements for Ontarians.

Technical Support Branch

The branch is responsible for overall technical direction and guidelines for the regional technical sections, OHC, the local housing authorities and the community housing wing. Staff co-ordinates projects or programs with a heavily technical content and develops generic specifications, standards and systems for the construction, maintenance, conservation and upgrading of properties owned or operated by OHC and its affiliates.

The building conservation management system was further developed during the year, and the lessons learned from the Hamilton-Wentworth pilot implementation were incorporated into the system. It is expected that the building conservation management system will be introduced to other housing authorities early in 1988.

The OHC's planning, design standards and design guides were updated during the past fiscal year to incorporate user comments, code changes and other



improvements. The conservation specifications were expanded and are issued to the regions and the Metro Toronto Housing Authority for their daily use and controlled re-issue to local housing authorities.

Achievements in applied research and in development of new materials and methods included 15 separate experiments and 12 installations. These installations are being assessed and monitored on a long-term basis.

The first computer aided drafting and design (CADD) work station was set up within the branch during the year. Staff began training to implement a CADD development program for the regional housing program offices. Development of protocol and drafting standards for use by consultants and staff of OHC when using CADD began during the year.

Energy conservation was another priority for the branch. At the end of the 1985–86 fiscal year, accumulated savings amounted to $3.6 million. The energy conservation reporting system continued to identify potential savings in OHC buildings across the province. The energy management action program manual for mid- and high-rise apartments was produced, along with an energy management manual for senior citizens' low rise apartments.

In recent years, OHC fire alarm and emergency systems have been upgraded through a branch program. By year-end, work was completed on 449 apartment buildings and was in progress in 83 other buildings. Design work was complete for a further 59 buildings.

During the year, a review of safety procedures within OHC was carried out and responsibilities were clarified. The Ontario Housing Corporation's safety manual was revised and updated to incorporate the requirements of the latest codes and legislation.

In co-operation with the Ministry of Energy, the Ministry of Skills Development and the federal Ministry of Employment and Immigration, the "Draftproof" Ontario program continued in 1986 and was co-ordinated in five housing authorities. This program has been very successful in providing training and employment opportunities for unemployed youth and improving comfort levels and energy conservation in 2340 OHC units during 1986.

In engineering research and development, a project to evaluate the effectiveness of repairs made to OHC garages was completed. In addition, prototype-locking equipment for elevated car doors and landing doors was tested on selected projects in Metro Toronto. This equipment is designed to prevent unauthorized entry into elevator hoist ways and to prevent elevator car top riding.

Continued support was provided to regional staff during times of peak workload and staff recruitment. Assistance was given in the interviewing and assessment of consultant appraisal companies in different areas of the province. A major review of maximum unit prices was carried out and the process of setting these prices was modified to incorporate the input of both OHC and CMHC staff.

During the year, work commenced on the application of computer technology to the appraisal functions within OHC. This, together with an analysis of OHC properties with potential for further development, will receive further attention during 1987.

Throughout the year in review, the branch's responsibilities for staff training and technology transfer in property conservation and maintenance

The Alexandra Park Learning Centre in Toronto was officially opened by then Metro Toronto Housing Authority Chairman Dr. Albert Rose (left) and Sherman Middleton, President of the Alexandra Park Ratepayers Association.

Residents of the downtown Toronto housing development, with the assistance of the Toronto Board of Education and other institutions, succeeded in establishing the on-site learning facility to help residents overcome their lack of education.

were strongly emphasized. A new co-ordinator of research and training was hired to manage the applied research and development and seminar programs of the branch. Individual seminar presentations were made to RHPO (regional housing programs office) and local housing authority staff on various aspects of building design and maintenance with particular emphasis on roofing, landscape maintenance and energy conservation.

Direct architectural, appraisal and engineering consultation services were provided and production work in interior design, landscape retrofit, roofing and mechanical engineering was carried out.

Program Policy and Evaluation Branch

Program Development and Evaluation Section

This section is responsible for developing policies and programs for the full range of social housing from public housing to non-profit housing to rent supplement.

In the development of new policies and programs, section staff consulted very widely with non-profit sponsors, housing authority members and staff and representatives of social service agencies. Staff also consulted other Ontario ministries as well as other levels of government.

In October, 1986, Project 3000, a special unilateral provincial allocation of 3000 non-profit housing units was announced. These additional units are being developed for a range of groups with the emphasis on serving the neediest.

An interministerial committee, chaired by a staff member from the program policy and evaluation branch, was formed to develop a long term policy and strategic plan for housing with support services in Ontario.

The Ministry of Housing extended eligibility for assisted housing to include parents under the age of 18 as well as victims of family violence. Branch staff developed guidelines and conducted workshops for community agencies and housing agencies.

The Ontario Housing Corporation (OHC) approved a new set of principles and objectives for landlord-tenant relations which allows greater tenant involvement in decisions regarding public housing in Ontario. The OHC also adopted a race and ethnic relations statement of principles and is now developing implementation guidelines. Branch staff is working very closely with local housing authority representatives in developing these guidelines.

During the year in review, the Ministry of Housing shared the cost of a native housing repair project in northern Ontario with Frontiers Foundation. Repairs were made to approximately 25 homes, using a combination of volunteer and homeowner labor.

The Satellite Information Centre provides end-user support in the areas of staff training, information analysis, applications development, data access and equipment acquisition and installation to staff of Ontario Housing Corporation and the community housing wing. Over the past three years, the centre has gradually introduced the use of micro-computers to the regional housing programs offices and the local housing authorities. The program for fiscal year 1986/87 included support for six regional housing programs offices and some 30 housing authorities.

The housing authority appointments were made as vacancies occurred. The 58 housing authorities had a total of 440 memberships at year end.

Management Operations and Review

This section finalized its performance rating system as an integral part of its "Standards to Success" program. The emphasis is on management improvement in the local housing authorities. The rating system provides a consistent measurement tool which helps managers to identify areas for improvement.

Four key priorities were operational efficiency, conservation of property, positive tenant and community relations and effective human resources management. The data base is divided into six groupings of similar housing authorities according to tenant mix and the number of units managed.

In addition to data on expenditures, the data base includes results of tenant satisfaction surveys in all housing authorities, as well as the effect of climate surveys on management practices in human resources and community relations. All of these facts are processed to arrive at an overall management performance rating.

Through this program the staff of housing authorities is being trained to use "Standards to Success" as the basis for meeting the challenges of managing social housing in the 1990s.

Operations Support Services

This section hosted five regional community relations workshops during 1986–87 and introduced a tenant panel in each of the regions.

The panels, which included 35 tenants from Cornwall to Kenora, were successful in opening new channels of communication between tenants and management. The program entitled Street Proofing for Children was expanded and concern regarding drug abuse was added to the mandate.

Two new films about drugs and teenagers were highly successful. Some 375 students participated, including many who were members of racial minorities.

The OHC bursary program has been redesigned to provide a bursary of $1,000 during a two-year period for 35 OHC resident students attending post-secondary schools.



This group of happy youngsters enjoys summer fun in a swimming pool in one of the assisted housing projects operated by Metro Toronto Housing Authority. This is part of the summer recreation program co-ordinated by the housing authority's recreation staff.

Ontario Housing Corporation

Financial Statements
Year ended December 31, 1986

Balance Sheet As at December 31, 1986

	1986	1985
Assets	($000's)	($000's)
Investment in properties (note 3)		
Provincial housing	1,226,205	1,234,729
Federal-Provincial housing	16,409	16,457
Student housing on leased land	62,560	63,016
Other	6,192	5,845
	1,311,366	1,320,047
Mortgages and loans (note 4)	28,012	25,455
Amount due from the Treasurer of Ontario	100,289	96,548
Accounts receivable	1,530	1,717
	1,441,197	1,443,767
Liabilities		
Long-term debt (note 5)		
Canada Mortgage and Housing Corporation	1,146,346	1,154,360
Other	19,481	19,642
	1,165,827	1,174,002
Accounts payable and accrued liabilities (note 6)	85,941	83,470
Bank indebtedness	3,503	1,546
	1,255,271	1,259,018
Equity		
Contributed surplus (note 7)	185,926	184,749
	1,441,197	1,443,767

See accompanying notes to financial statements.

On behalf of the Board:

Vice-Chairman

Executive Director

Statement of Operations Year ended December 31, 1986

Housing Operations	1986 ($000's)	1985 ($000's)
Assisted housing (note 8)		
Rental revenue	210,032	196,694
Expenses		
Property operating expenses	276,892	255,050
Grants in lieu of municipal taxes	78,395	73,847
Amortization (principal and interest)	114,988	115,000
	470,275	443,897
Loss on assisted housing	260,243	247,203
Rent supplement (note 9)	56,153	52,599
	316,396	299,802
Less: Canada Mortgage and Housing Corporation share	163,809	154,769
	152,587	145,033
Provincial contributions to municipal housing (note 10)	15,287	13,305
Rural and native housing (note 11)	3,159	2,708
Recovery of amortization (principal and interest) (note 12)	(16,669)	(8,853)
Provincial share of loss on housing operations	154,364	152,193
Other Expenditures		
Social housing payments (note 14)	40,461	27,883
Net interest revenue	(638)	(893)
Administration expenses (Schedule)	7,009	3,932
	46,832	30,922
Net Operating Cost for the Year	201,196	183,115
Funds Provided by the Treasurer of Ontario	201,196	183,115

See accompanying notes to financial statements.

Administration Expenses Year ended December 31, 1986

	1986 ($000's)	1985 ($000's)
Salaries and benefits	10,471	8,983
Administrative support services (note 13)	12,454	9,595
	22,925	18,578
Less: Administration expenses charged to housing operations	15,916	14,646
	7,009	3,932

See accompanying notes to financial statements.

Notes to Financial Statements December 31, 1986

1. Significant Accounting Policies

The following summarizes the significant accounting policies used in preparing the accompanying financial statements:

i) The Corporation uses the accrual method of accounting.

ii) Land and buildings held as investments in Provincial and Federal-Provincial properties are amortized on a basis equal to the reduction of the corresponding long-term debt and contributed surplus.

iii) Furniture and equipment purchases are expensed in the year of acquisition.

iv) Social housing payments include funds advanced as interest-free loans. These loans are expensed and not included as accounts receivable in the balance sheet. Repayments are returned directly to the Consolidated Revenue Fund of the Province of Ontario.

2. Self-Insurance

The Corporation follows the policy of self-insuring its Provincial and Federal-Provincial properties for property damage such as fire, water and vandalism. Costs of such repairs are charged to property operating expenses.

3. Investment in Properties

(a) Provincial housing

This investment represents land and building costs of wholly-owned properties which are amortized over periods not exceeding 50 years.

	1986 ($000's)	1985 ($000's)
Cost	1,317,143	1,317,143
Less: accumulated amortization	90,938	82,414
Net book value	1,226,205	1,234,729

(b) Federal-Provincial housing

Federal-Provincial properties are owned and operated on a partnership basis with Canada Mortgage and Housing Corporation. The balance represents the Corporation's share of land and building costs which are amortized over periods not exceeding 50 years.

	1986	1985
	($000's)	($000's)
Cost	20,753	20,520
Less: accumulated amortization	4,344	4,063
Net book value	16,409	16,457

(c) Student housing on leased land

This investment represents building costs to provide student accommodation on land leased from 11 universities and colleges. These costs are being repaid semi-annually to the Corporation by the educational institutions over a 50 year period. When costs are fully repaid, title to the properties will be transferred to the respective institutions. The institutions retain the rental revenues and absorb the property operating expenses.

	1986	1985
	($000's)	($000's)
Cost	67,890	67,890
Less: educational institutions' equity	5,330	4,874
Net book value	62,560	63,016

(d) Other

	1986	1985
	($000's)	($000's)
Land leased, at cost	2,308	2,308
Projects under development, at cost	1,794	1,416
Land inventory, lower of cost or estimated market value	2,090	2,121
	6,192	5,845

4. Mortgages and Loans

	1986	1985
	($000's)	($000's)
Rural and Native Housing Program	23,171	20,570
Other	4,841	4,885
	28,012	25,455

5. Long-Term Debt

The Corporation borrows funds from Canada Mortgage and Housing Corporation and the private sector to finance investments in real property. Such borrowings are repaid in accordance with agreement terms over periods not in excess of 50 years.

Interest is payable to Canada Mortgage and Housing Corporation and the private sector at various rates based on individual agreements ranging from 4.25% to 15%—weighted average rate of 8.18% (1985 from 4.25% to 15%—weighted average rate of 8.18%).

Principal repayments are due as follows:

	($000's)
1987	8,727
1988	9,368
1989	10,059
1990	10,802
1991	11,603
Subsequent to 1991	1,115,268
	1,165,827

While the Corporation is indebted for capital funds borrowed in respect of investment in Provincial housing projects, the amortization charges (principal and interest) over the life of the projects are considered operating expenses under the cost sharing agreement with Canada Mortgage and Housing Corporation. Under this agreement, Canada Mortgage and Housing Corporation contributes 50% of the amortization charges (principal and interest) and the Corporation absorbs the remaining 50%.

6. Accounts Payable and Accrued Liabilities

	1986	1985
	($000's)	($000's)
Canada Mortgage and Housing Corporation	39,155	40,406
Other	46,786	43,064
	85,941	83,470

7. Contributed Surplus

Prior to December 1, 1985 capital funds provided by the Treasurer of Ontario were repayable by the Corporation as the related assets were amortized or sold. Effective December 1, 1985 such funds are no longer repayable by the Corporation. Also, the Treasurer of Ontario forgave the long-term debt of the Corporation in respect of capital funds provided prior to December 1, 1985.

To reflect this change, the Corporation transferred the long-term debt due to the Treasurer of Ontario as of November 30, 1985 to a new account "Contributed Surplus". Contributions for capital expenditures received with effect from December 1, 1985 are to be credited to this account. In addition, the account is to be reduced as the related assets are amortized or sold.

	1986	1985
	($000's)	($000's)
Balance, beginning of year	184,749	—
Long term debt transferred as at November 30, 1985	—	184,933
Capital contributions received	3,005	1,395
Amortization (principal portion)	(1,828)	(1,579)
Balance, end of year	185,926	184,749

8. Assisted Housing

Under the assisted housing program, the Corporation owns (either wholly or in partnership with Canada Mortgage and Housing Corporation) rental properties and provides rent-geared-to-income accommodation principally to families and senior citizens. The management of the properties is carried out through a network of local housing authorities who act as agents of the Corporation. The loss on this program is shared with Canada Mortgage and Housing Corporation.

9. Rent Supplement

Under the assisted housing program, the Corporation acquires the use of rental units from the private sector and provides rent-geared-to-income accommodation principally to families and senior citizens. The costs of these programs are shared with Canada Mortgage and Housing Corporation.

10. Provincial Contributions to Municipal Housing

The Corporation contributed $15.3 million (1985—$13.3 million) to The Metropolitan Toronto Housing Company Limited towards operating costs for senior citizen apartment units.

11. Rural and Native Housing

This program, administered by Canada Mortgage and Housing Corporation, provides subsidized home ownership to families in rural areas. Mortgage payments are geared to owners' incomes. The loss represents the Corporation's share of the subsidy provided.

12. Recovery of Amortization (Principal and Interest)

As a result of the elimination of the long-term debt payable to the Treasurer of Ontario as referred to in Note 7, relevant amortization charges (principal and interest) are no longer payable by the Corporation. Accordingly, the Provincial portion of such amortization, while charged to Housing Operations, is offset by credit to recovery of amortization.

13. Administrative Support Services

The Ministry of Housing provides central administrative support services to the Corporation. The charge for such support services was determined on a basis acceptable to the Ministry and the Corporation.

14. Subsequent Event

Effective April 1, 1987, social housing payments and related administration expenses are being paid directly by the Ministry of Housing.



OFFICE OF THE PROVINCIAL AUDITOR

Box 105, 15th Floor, 20 Dundas Street West,
Toronto, Ontario M5G 2C2
(416) 974-9866

To the Ontario Housing Corporation and
to the Minister of Housing

I have examined the balance sheet of the Ontario Housing Corporation as at December 31, 1986 and the statement of operations for the year then ended. My examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as I considered necessary in the circumstances.

In my opinion, these financial statements present fairly the financial position of the Corporation as at December 31, 1986 and the results of its operations for the year then ended in accordance with the accounting policies described in note 1 to the financial statements, applied on a basis consistent with that of the preceding year.

D.F. Archer, F.C.A.,
Provincial Auditor

Toronto, Ontario,
April 30, 1987

Ontario
Land
Corporation

777 Bay Street
Toronto, Ontario
M5G 2E5

THE HONOURABLE
ALVIN CURLING
MINISTER OF HOUSING

Sir:

On behalf of the Directors, I am pleased to present to you the Annual Report of Ontario Land Corporation for the year ending March 31, 1987.

Respectfully submitted,

ROBERT W. RIGGS
Vice-Chairman of the Board and Chief Executive Officer

Ontario Land Corporation

Board of Directors:

Stanley G. Payne (Chairman), Robert W. Riggs (Vice-Chairman), Valerie K. Fleming*, James H. Joyce*, Harold S. McLellan*, James D. Nasso, Charles C. Parsons, Lawrence Shankman, Susan G. Himel, Lee Martini, Eddie T.S. Mok, Jean C. Paradis, John D. Rogers

*until May 31, 1986

The Year in Review

Pursuant to the government's directive in 1985 to amalgamate its real property functions into one unit under the umbrella of the Ministry of Government Services ("MGS"), the activities of Ontario Land Corporation were fully wound down effective March 31, 1987 and its assets and liabilities absorbed principally by MGS.

During the final year of operation, the corporate goal was to accelerate the disposal of assets surplus to Provincial needs and to support Provincial social and economic objectives through the use of corporate assets.

Viewed from such perspective, the Corporation achieved a year of solid performance. A buoyant housing market and a relatively liquid financial market enabled OLC to sell its assets at a fast pace. Total cash receipts increased to $306 million in 1986/87, a 30% increase from the previous year. Net income grew to $27 million from $17 million in 1985/86. Because of the strong receipts, total payments to the Treasurer rose to $232 million, an 83% increase over the previous year.

The disposal program saw significant progress in all areas. Through vigorous marketing efforts, gross sales of land and properties amounting to $47 million were executed during the year. Land inventory was consequently reduced by approximately 2,110 hectares (5,210 acres).

Land management activities continued to have a net cash surplus, amounting to $0.5 million for the year under review.

In accordance with the government's directive to accelerate the disposal of mortgage assets, the Corporation commenced the sale of its first mortgages during the year. By year-end, ten proposal packages were publicly offered and a total of $46 million in long-term renewable mortgages were sold. These sales will continue in 1987/88.

In addition, the Corporation offered its mortgagors a time-limited opportunity to pay off their long-term fixed-rate mortgages at varying discounts. Approximately 4,600 homeowners discharged their mortgages under this program. Value discharged was $80 million, at an average discount of 22 cents per dollar or $18 million in total. The remaining long-term mortgages will be advertised and sold by tender commencing in fiscal 1987/88.

The total gross cash receipts of the mortgage portfolio was $225 million. This includes revenue from mortgage sales, mortgage discharges and regular repayments of principal on both solely-owned mortgages and mortgages administered under a Partnership Agreement with Canada Mortgage and Housing Corporation ("CMHC").

The Corporation fully retired one of two debentures held by CMHC in the principal amount of $64.3 million. The remaining debenture obligation to CMHC was transferred at year-end to the Treasurer of Ontario together with the related assets enabling repayment of the debt.

Debt payments of $177 million to the Treasurer of Ontario reduced the Corporation's mortgage-related advances from the Treasurer to $146 million, a 55% decrease. Overall, the debt liabilities (this includes advances from the Treasurer and debenture obligations to CMHC) dropped by $245 million, leaving an ending balance of $178 million.

During the year, the staff of the Corporation worked vigorously on the implementation of the government's directive—part of the government's portfolio strategy—to combine the activities of the Corporation with those of the Ministry of Government Services. This amalgamation is now complete.

Effective March 31, 1987, the land assets and liabilities of the Corporation were transferred to the Ministry of Government Services. The residential mortgage portfolio, together with the related debt, was transferred back to Ontario Mortgage Corporation. The debt due to Canada Mortgage and Housing Corporation together with the related debt fund was assigned to the Treasurer of Ontario.

The Corporation's significant accomplishments in selling or otherwise disposing of inventory since inception in 1974 are shown below.

- Total assets reduced from a peak of $1,227 million in 1982 to $480 million in 1987. Excluding the writedown of assets in 1986 amounting to $267 million, the net decrease was $480 million, or 39%.
- Total debt liabilities reduced from a peak of $1,180 million in 1982 to $178 million by 1987. Excluding the $468 million writedown of indebtedness to the Treasurer in 1986, the net decrease was $534 million, a 45% reduction over the last five years.
- In the preceding five years, the Corporation paid a total of $742 million to the Treasurer of Ontario while at the same time optimizing return on the sale of assets.
- It developed major residential projects throughout Ontario (such as Malvern, Heritage Green [Stoney Creek], Kitchener, Guelph, Hamilton and Aurora) resulting in the provision of approximately 21,000 residential units. The development projects, in conjunction with raw land sales, reduced land inventory from a peak of 81,442 acres in 1978 to 59,456 acres in 1987.
- It developed and provided land for industrial and commercial requirements including the 400-acre site in Cambridge for an automotive assembly plant.
- It commenced the planning approval process for the Scarborough and Seaton lands. These lands measuring approximately 8,000 acres are located in the North Pickering area.
- It pioneered the introduction of weekly and bi-weekly payment schemes for mortgages through Ontario Mortgage Corporation, thereby providing significant savings to mortgagors.
- It disposed of the major bulk of the mortgage portfolio through sales programs and incentives thereby reducing the number of accounts (excluding those accounts administered on behalf of other provincial agencies) from a high of 48,000 accounts in 1980 to 18,425 accounts in 1987.
- As agent of the Province, it implemented the mortgage programs for a variety of housing initiatives including: Ontario Renter-Buy, Ontario Rental Construction, Convert-to-Rent, Renterprise, Add-A-Unit, Conserve-A-Unit and Low-Rise Rehabilitation. The total amount of funds disbursed under these programs was $193 million.

The Board of Directors wishes to express its sincere appreciation and gratitude to the staff who contributed to the success of the Corporation during its twelve years of operation. Through enthusiastic efforts, support and hard work, the Corporation has had twelve productive and meaningful years of service to the government and residents of Ontario.

The total per diem costs for the Board of Directors for the fiscal year 1986/87 was $12,130.

Ontario Land Corporation

Financial Statements
Year ended March 31, 1987

Balance Sheet March 31, 1987 (Prior to Transfer of Assets and Liabilities—Note 1)

	1987	1986
Assets	($000's)	($000's)
Real Estate (note 2)	262,942	276,778
Mortgages and Loans (note 3)	185,603	361,889
Cash and Marketable Securities (note 4)	31,497	86,257
	480,042	724,924
Mortgage Guarantee Fund (note 10)	—	2,637
Liabilities		
Long-term Debt		
Treasurer of Ontario (note 5)	145,772	323,075
Canada Mortgage and Housing Corporation (note 6)	31,885	99,929
	177,657	423,004
Accounts Payable and Accrued Liabilities	7,893	8,511
	185,550	431,515
Equity		
Contributed Surplus	238,850	249,267
Retained Earnings	55,642	44,142
	294,492	293,409
	480,042	724,924
Mortgage Guarantee Fund (note 10)	—	2,637

On Behalf of the Board:

Director

Director

Statement of Earnings Year Ended March 31, 1987

	1987	1986
Revenues	($000's)	($000's)
Sale of Land	17,853	19,458
Rent from Land Leased to Homeowners	2,732	2,824
Interest on Mortgages and Loans	29,150	42,233
Interest on Cash and Marketable Securities	10,690	12,212
Other (note 7)	10,822	7,342
	71,247	84,069
Expenses		
Cost of Land Sold	14,224	15,927
Interest (note 8)	29,931	50,954
Other (note 9)	299	421
	44,454	67,302
Net earnings before extraordinary item	26,793	16,767
Extraordinary Item		
Writedown of Assets	—	(47,508)
Net earnings (loss) for the year	26,793	(30,741)

Statement of Contributed Surplus Year Ended March 31, 1987

(Prior to Transfer of Assets and Liabilities—Note 1)

	1987	1986
	($000's)	($000's)
Contributed Surplus, Beginning of Year	249,267	—
Received from the Treasurer of Ontario	3,724	—
Land Transferred to Other Ministries	(1,440)	—
Paid to the Treasurer of Ontario	(12,701)	—
Debt forgiven by the Treasurer of Ontario	—	249,267
Contributed Surplus, End of Year	238,850	249,267

Statement of Retained Earnings Year Ended March 31, 1987

(Prior to Transfer of Assets and Liabilities—Note 1)

	1987	1986
	($000's)	($000's)
Retained Earnings, Beginning of Year	44,142	74,883
Amalgamation of Mortgage Guarantee Fund (note 10)	2,842	—
Net Earnings (Loss) for the Year	26,793	(30,741)
Paid to the Treasurer of Ontario	(18,135)	—
Retained Earnings, End of Year	55,642	44,142

Statement of Changes in Financial Position Year Ended March 31, 1987

	1987	1986
Source of Cash	($000's)	($000's)
Net Earnings Before Extraordinary Item	26,793	16,767
Depreciation	19	93
Cash Provided from Operations	26,812	16,860
Cash Component of Mortgage Guarantee Fund Amalgamated	2,552	—
Real Estate Costs Realized Through Sales and Disposals	16,310	19,309
Net Reduction of Mortgages and Loans	176,492	62,026
Advances from the Treasurer of Ontario	3,724	4,757
	225,890	102,952
Use of Cash		
Repayment of Long-term Debt	245,347	88,392
Paid to the Treasurer of Ontario	30,836	—
Development of Real Estate	3,849	4,761
Other Changes—Net	618	(499)
	280,650	92,654
Increase (Decrease) in Cash and Marketable Securities	(54,760)	10,298

Summary of Significant Accounting Policies March 31, 1987

Ontario Land Corporation (OLC) was incorporated in 1975 as a Crown Corporation without share capital under the Ontario Land Corporation Act. As at March 31, 1987, the Corporation managed 24,060 hectares of land acquired for land banking and development purposes, and 9,052 mortgages and 5,517 land leases issued under various housing programs. OLC is a partner with Canada Mortgage and Housing Corporation (CMHC) in certain land and mortgage programs, and earns administration fees for managing CMHC's interest in them. The Corporation is also a partner with various municipalities in certain mortgage programs.

The statements include the Corporation's proportionate share of the individual assets, liabilities, revenues and expenses of partnerships. No amounts are included in respect of salaries, benefits, or administrative expenses, as these are absorbed by the Ministry of Housing.

The Corporation administers certain housing incentive programs as an agent of the Province. Advances under these programs are reflected in the Public Accounts, and are not included in the accounts of the Corporation.

In accordance with directions given by the Government of Ontario, OLC transferred all its assets and liabilities at the close of business on March 31, 1987, and ceased active operations. Its subsidiary, Ontario Mortgage Corporation (OMC), was included in the transfer, and will be reactivated for mortgage operations. Details of the transfer are shown in Note 1.

Real Estate

Real estate consists of land inventory, land leased to homeowners, residential properties acquired upon default of mortgage loans, and commercial properties.

Land inventory cost consists of acquisition costs, planning and development costs, and ongoing carrying costs net of any rental revenue received. Where such cost was greater than appraised value as at March 31, 1986, the asset value has been reduced to the appraised value.

Land leased to homeowners represents the Corporation's interest in lots on which homes have been built. Effective March 31, 1986, the carrying value of these assets was reduced to reflect the actual lease yield. A lessee may, at his option, purchase and acquire title to the land.

Acquired property cost consists of the unpaid loan balances together with operating costs net of rents received. These properties are subsequently sold with the intention of recovering the value of the mortgages.

The net book value of commercial properties was reduced to equal the appraised value at March 31, 1986.

Depreciation of the commercial properties is recorded using the sinking fund method over a 40-year life for the properties. The sinking fund method provides a depreciation charge which increases at a rate compounded at 4% per annum, which is sufficient to fully depreciate the buildings over their anticipated useful lives.

Where land inventory is owned by the OLC/CMHC Partnership, interest is capitalized at rates set by CMHC. Interest is not capitalized on land wholly owned by the Corporation.

Mortgages and Loans

Mortgages and loans are carried at estimated realizable value. This consists of the principal due plus interest and property taxes less allowances for defaults and market revaluations.

Cash and Marketable Securities

Marketable securities are carried at cost plus accrued interest.

Income Recognition

Income from the sale of real estate is recognized when title passes to the purchaser.

In previous years the Corporation sold individual lots and took back non-interest bearing deferred mortgages as part of the sales proceeds. A portion of the gain on each sale, equal to the amount of such mortgage, was deferred. The deferred gains are taken into income at the time when mortgage repayment commences.

Notes to Financial Statements March 31, 1987

1. Transfer of Assets and Liabilities

Effective March 31, 1987, Ontario Land Corporation transferred all its assets and liabilities in accordance with directions first set out in the October 1985 Ontario Budget. Three Government entities were involved: The Ministry of Treasury and Economics, The Ministry of Government Services and Ontario Mortgage Corporation.

The transfer of these assets and liabilities is as follows:

	Total ($000's)	Ministry of Treasury & Economics ($000's)	Ministry of Government Services	
			Ministry Accounts ($000's)	Ontario Mortgage Corp. ($000's)
Assets				
Real Estate	262,942	—	260,105	2,837
Mortgages and Loans	185,603	19,596	15,777	150,230
Cash & Marketable Securities	31,497	15,985	12,071	3,441
	480,042	35,581	287,953	156,508
Liabilities				
Long-term Debt				
Treasurer of Ontario	145,772	—	—	145,772
Canada Mortgage and Housing Corporation	31,885	31,885	—	—
	177,657	31,885	—	145,772
Accounts Payable and Accrued Liabilities	7,893	561	6,801	531
	185,550	32,446	6,801	146,303
Equity				
Contributed Surplus	238,850	—	238,850	—
Retained Earnings	55,642	3,135	42,302	10,205
	294,492	3,135	281,152	10,205
	480,042	35,581	287,953	156,508

In addition to the above, the Ministry of Treasury and Economics assumed the contingent liability of $4,354,000 in respect of mortgages guaranteed (Note 10).

2. Real Estate

		1987	1986
		—(Corporation's Proportionate Share)—	
		($000's)	($000's)
Land under development	140 Hectares	388	2,415
Land held for development or sale	23,329 Hectares	237,557	245,952
Land leased to homeowners	4,028 Lots	21,131	22,501
Acquired residential properties	97 Properties	2,961	5,010
Commercial properties	2 Properties	905	900
		262,942	276,778

Transactions during the year were:

	Land Inventory ($000's)	Leased to Homeowners ($000's)	Acquired Properties ($000's)	Commercial Properties ($000's)	Total ($000's)
Balance, March 31, 1986	248,367	22,501	5,010	900	276,778
Reacquisitions and settlements	393	—	84	—	477
Development costs	3,952	—	—	24	3,976
Capitalized interest	217	—	—	—	217
Carrying costs	3,332	—	675	—	4,007
Rent recoveries	(4,022)	—	(722)	—	(4,744)
Depreciation	—	—	—	(19)	(19)
Disposals	—	—	(2,086)	—	(2,086)
Cost of sales	(12,854)	(1,370)	—	—	(14,224)
Transfer to other Ministries	(1,440)	—	—	—	(1,440)
Balance, March 31, 1987	237,945	21,131	2,961	905	262,942

3. Mortgages and Loans

	1987 ($000's)	1986 ($000's)
Residential mortgages and agreements for sale:		
Insured under the National Housing Act	20,573	36,055
Uninsured (net of 1.5% allowance; net of market revaluation—$22,215; 1986—$39,730)	149,148	307,608
Total (average interest rate 7.97%; 1986—9.77%)	169,721	343,663
Non-interest bearing deferred mortgages	16,388	20,184
Builders' mortgages	5,770	7,375
Municipalities and other	10,112	10,535
Ontario Development Corporation	—	316
	201,991	382,073
Less: Deferred gains arising from non-interest bearing deferred mortgages	16,388	20,184
	185,603	361,889

4. Cash and Marketable Securities

	1987 ($000's)	1986 ($000's)
Cash and short-term investments	31,497	47,830
Securities	—	38,427
	31,497	86,257

5. Long-term Debt—Treasurer of Ontario

The majority of mortgage assets of the Corporation are financed by loans from the Treasurer of Ontario. These loans are repayable as funds are realized from the assets. The weighted average interest rate is 9.05% (1986—9.05%).

6. Long-term Debt—CMHC

(a) Debt due to CMHC is repayable under a debenture due December 31, 2001. The weighted interest rate is 7.09% (1986—weighted average of two debentures—8.93%). Principal repayments are as follows:

	($000's)
Year Ending March 31, 1988	1,247
1989	1,334
1990	1,438
1991	1,537
1992	1,648
Subsequent to 1992	24,681
	31,885

(b) The Corporation has established a debt retirement fund to provide for payment of the CMHC debenture. The elements of the fund are included under the appropriate classifications in the Balance Sheet. Details of the fund are:

	1987 ($000's)	1986 ($000's)
Cash and marketable securities	15,985	63,108
Residential mortgages	19,596	27,921
	35,581	91,029

7. Other Revenues

	1987 ($000's)	1986 ($000's)
Deferred gains realized	3,808	3,083
Administration and sundry fees	1,422	1,930
Rent from commercial properties	199	190
Adjustment of mortgage and acquired property allowances	3,165	2,139
Recovery of loss on Power of Sale	2,228	—
	10,822	7,342

8. Interest Expense

	1987 ($000's)	1986 ($000's)
Treasurer of Ontario	23,614	41,843
CMHC	6,534	9,350
	30,148	51,193
Capitalized to land inventory	(217)	(239)
	29,931	50,954

9. Other Expenses

	1987 ($000's)	1986 ($000's)
Operating expenses of commercial properties	252	300
Depreciation of commercial properties	19	93
Miscellaneous	28	28
	299	421

10. Mortgage Guarantee Fund

The Corporation maintained a Mortgage Guarantee Fund which had been established in 1971 to satisfy any liability arising out of guarantees given for specific mortgages provided by private sector lenders. The outstanding balance of mortgages guaranteed has decreased to $4,354,000 as at March 31, 1987 from $8,036,000 as at March 31, 1986.

The guaranteed lending activity was discontinued in 1976, and the Fund has not received any claims since 1983. A review of the Fund and contingent liabilities indicated that maintenance of this separate Fund was no longer required. Accordingly, Fund assets consisting of $2,552,000 cash and securities and $290,000 mortgages were merged with assets of the Ontario Land Corporation. The Fund's equity of $2,842,000 was added to the Corporation's retained earnings.

Ontario

OFFICE OF THE PROVINCIAL AUDITOR

Box 105, 15th Floor, 20 Dundas Street West,
Toronto, Ontario M5G 2C2
(416) 974-9866

To the Ontario Land Corporation and
to the Minister of Housing.

I have examined the balance sheet of the Ontario Land Corporation as at March 31, 1987 and the statements of earnings, contributed surplus, retained earnings and changes in financial position for the year then ended. My examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as I considered necessary in the circumstances.

In my opinion, these financial statements present fairly the financial position of the Corporation as at March 31, 1987 and the results of its operations and the changes in its financial position for the year then ended in accordance with the policies described in the Summary of Significant Accounting Policies applied on a basis consistent with that of the preceding year.

D.F. Archer, F.C.A.,
Provincial Auditor.

Toronto, Ontario,
July 10, 1987

ISSN 0835-0213

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Ontario

Ministry
of
Housing

Chaviva Hosek, Minister

ANNUAL REPORT

1987/1988

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Ontario

Office of the Minister

Ministry of Housing

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Toronto, Ontario
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THE HONOURABLE LINCOLN M. ALEXANDER,
Q.C, K.St.J., B.A., L.L.D.
Lieutenant Governor of the Province of Ontario

MAY IT PLEASE YOUR HONOUR:

For the information of Your Honour and the Legislative Assembly, we have the privilege of presenting the Annual Report of the Ministry of Housing for the fiscal year ending March 31, 1988 and the Annual Report of Ontario Housing Corporation for the calendar year 1987.

Respectfully submitted,

Chaviva Hosek

Chaviva Hosek
Minister



Ontario

Office of the
Deputy Minister

Ministry
of
Housing

777 Bay Street
Toronto, Ontario
M5G 2E5

THE HONOURABLE
CHAVIVA HOSEK
MINISTER OF HOUSING

MADAM:

I have the honour to submit for your approval the 1987/88 Annual Report of the Ministry of Housing.

Respectfully submitted,

Bryan Davies
Deputy Minister

MINISTRY OF HOUSING
HOUSING POLICY WING

The housing policy wing was established in 1987 following a reorganization within the Ministry of Housing which created a wing responsible for all aspects of the housing market.

The wing has two main sections: the rent review program and the housing supply policy branch.

Under the rent review program, the wing administers the Residential Rent Regulation Act, 1986, which regulates rent increases in private rental housing, and the Rental Housing Protection Act which controls conversions and demolitions of rental properties. The rent review program also provides information to the public on their rights and obligations under the Landlord and Tenant Act.

The housing supply policy branch is responsible for the development of policy and programs which encourage the supply of affordable and adequate rental and ownership housing in Ontario.

RENT REVIEW PROGRAM

The rent review program completed its first full year of operation in the 1987/88 fiscal year.

The program was established in December, 1986, with the passage of the Residential Rent Regulation Act. The act created a system of rent review designed to ensure that both landlords and tenants are treated in a fair and equitable manner and that both are provided with an opportunity to understand and participate in the process.

Activities during the year involved the extension of rent review to all private rental units in Ontario; the creation of a rent registry, a Residential Rental Standards Board and a Rent Review Hearings Board; the calculation of a new rent review guideline; the creation of a comprehensive landlord and tenant education program; the continuation of the rental housing protection program; and the development of investigation offices to ensure compliance with the legislation.

At the same time, a system of regional and local rent review offices was established across the province; the hiring and training of hundreds of staff members was completed; a set of major computer programs was developed to generate and manage information; a wide range of regulations were passed and filed, setting out the rules of rent review; and a variety of guides, brochures and information documents were distributed to the public.

The extension of rent review to units built after 1975 presented the rent review program with its greatest challenge during 1987/88.

These 150,000 units were exempt from rent review in the past and tenants were subject to rent increases of any amount at any time.

In 1987, landlords of these units were required to apply to rent review to justify rent increases above four per cent taken from August 1, 1985, and any future rent increases.

At year end, rent review had received some 17,927 applications in connection with these units.

A second aspect of the legislation – tenant applications for rebates of excess rents – added another 4,689 applications to the system.

Rent review also received the normal workload of 3,813 applications regarding units previously covered by rent review, and 745 other applications.

As of March 31, 1988, rent review had a total of 23,367 applications to be resolved. At this time, 3,807 applications had been resolved.

The rent review guideline, which is adjusted annually to reflect changes in inflation, was set for the year 1988 at 4.7 per cent, down from 5.2 per cent the previous year.

The rent registry began the process of registering the rents for more than one million private rental units in Ontario.

In the first phase of registration, landlords of buildings with more than six units were required to register their 1985 rents by May 1, 1987. Some 85 per cent of landlords registered on time.

In August, the registry began offering a computerized public inquiry service through the 21 local rent review offices, enabling tenants and prospective tenants to learn the rent filed by their landlord.

In September, the registry began sending notifications to tenants of the rent filed by their landlord, affording these tenants the opportunity to verify or dispute the information.

At year end, some 95 per cent of landlords in the first phase of registration have complied with the requirement to register their rents. Some 240,000 units are listed on the public inquiry service and some 70,000 tenants have been notified of the rent filed by their landlord.

Meanwhile, the registry continued to: ensure the remaining landlords who are required to register their rents comply; investigate any discrepancies between information filed by landlords and information the registry has on file from previous rent review orders, and investigate and prosecute rent offenses.

The Rent Review Hearings Board, the quasi-judicial body responsible for hearing appeals of decisions reached by staff at local rent review offices, was also established during 1987. The Board will submit a separate annual report for the year in review.

In May, the Residential Rental Standards Board, which helps to ensure that residential rental properties are maintained at an acceptable

level, began operations with the appointment of a chairman and board members, followed by a wide range of meetings with municipalities and inspection associations throughout Ontario.

As of March 31, 1988, the Board had received 5,363 work orders from provincial agencies and municipalities. The Board had reviewed 2,600 of these orders and some 1,300 orders have been complied with by the landlords. The Board had reported to rent review services on 502 orders.

The Rental Housing Protection Program, which was established in July, 1986, also completed its first full year of activity during the year under review.

At year end, the program had received 181 applications for comment from municipal councils. There were 36 requests for exemption from the act of which 21 have been granted, two are pending and 13 have been withdrawn or otherwise resolved.

Landlord and tenant education about rent review assumed a high priority during the year in review. More than 350 public information meetings, attended by some 12,000 members of the public, were held during the year.

As well, a financial assistance program was established to assist landlords and tenants to carry out their own educational activities. Rent review seminars, public information meetings, guides, booklets and landlord/tenant sessions received funding of approximately $125,000 during the year.

In addition, an updated series of guides and brochures were produced to complement existing materials and further educate the public about rent review.

Compliance activities also received high priority during the year as the public reported alleged offences to investigative staff at the ministry.

At year end there have been 11 key money convictions with fines ranging from $200 to $1,500, and restitution made to the tenants.

RENT REVIEW SERVICES BRANCH

This branch has three major areas of responsibility: reviewing applications from landlords and tenants and issuing rent review orders; conducting educational activities to ensure landlords and tenants are aware of their rights and obligations under the law; and, finally, investigating and laying charges when the law has been violated.

The main office is located in Toronto, while four regional offices in London, Sudbury, Ottawa and Toronto provide administrative and technical support to 21 local offices. Regional offices also help co-ordinate local office activities, and help ensure consistent standards are applied province-wide.

Staff at the branch's 21 local offices are trained in both the Residential Rent Regulation Act, 1986, and the Landlord and Tenant Act, and thus they are the public's initial contact for a wide range of landlord and tenant queries.

In addition to responding to inquiries, local office staff provide a pro-active education campaign, working closely with landlord and tenant groups in their areas to conduct seminars, workshops, and public meetings about landlord and tenant matters.

When applications for rent review are made, staff at the local offices examine the application, make inquiries, arrange meetings with landlords and tenants and generally help both sides through the rent review process. A decision is ultimately reached and local staff issue an order.

Local office staff also help landlords register their units with the rent registry, impose stays or forfeitures of rent increases where required to ensure that maintenance orders reviewed by the Residential Rental Standards Board are satisfied, and provide documentation to the Rent Review Hearings Board.

RENT REGISTRY

Ontario's rent registry is responsible for recording on computer the maximum legal rents that can be charged for private rental residential units.

In 1987, the recording process began when landlords of complexes with more than six units were required to register the rents that they were charging on July 1, 1985, for all the units in their complex. These landlords were given until May 1, 1987, to do so and the vast majority complied.

The registry then began notifying tenants of the information filed by their landlords, and advised them of their right to dispute or correct any of the information within specified time limits. Landlords were also provided with the data filed about their complexes and advised of their right to correct any of the information.

These tenants may call their local rent review office to find out any available information recorded on the computer system.

Once the base rents for 1985 are established, the registry computer will automatically update these rents each year, enabling landlords, tenants and prospective tenants to find out the current maximum rent for any unit simply by calling any of the 21 local rent review offices.

Similar rent information will be compiled for complexes containing fewer than seven rental units at a later date.

In addition to collecting rental information and ensuring landlords comply with the registration process, the registry is responsible for investigations in several areas.

Staff investigate discrepancies between information filed by landlords and information on file at the registry from previous rent review orders. They investigate tenant complaints about information filed by their landlords, and investigate and prosecute a range of illegal rent offences.

The rent registry also provides support to the rent review services branch in computer systems development, public education and staff training.

RENT REVIEW POLICY BRANCH

The rent review policy branch is responsible for developing policy recommendations, including regulations, policy guidelines and legislation, and general procedures for the rent review system.

The branch also provides the rent review division with corporate planning, research and management advice.

The program analysis section of the branch provides research and statistical data, and conducts strategic planning and organization studies. The effectiveness of rent review programs is monitored by this section.

The policy section of the branch develops rent review policy proposals. The section evaluates the effect proposed changes in legislation and regulations might have on the rental housing market, and participates in ministry-wide policy reviews.

The financial and property management section of the branch prepares regulations for the Residential Rent Regulation Act, 1986. It also identifies areas in the rent determination process which are not covered in the legislation, regulations or guidelines, and develops solutions to financial and property management issues.

RENTAL HOUSING PROTECTION PROGRAM

The Rental Housing Protection Act is designed to preserve the existing supply of rental housing in Ontario.

The legislation, which took effect on July 10, 1986, restricts certain activities which serve to reduce the stock of rental housing in the province.

Under the act, municipal councils are required to approve any proposals to convert, demolish, renovate, sever into individual ownership, or otherwise change the use of rental housing in the province.

The act is administered by the staff of the rental housing protection program, which provides provincial input to municipalities on individual applications, and undertakes enforcement activities.

The staff also provides advice and education on the administration of the act to municipalities and the general public.

At year end a review of the act was underway. The consultation process will allow all interested parties in the province to meet with ministry officials and make their views known to the government on the future of rental housing protection legislation in Ontario.

RESIDENTIAL RENTAL STANDARDS BOARD

The Residential Rental Standards Board, an important feature of the rent review system, was established to help ensure that all private residential rental units in the province are maintained to an acceptable minimum standard.

The Board was appointed in June, 1987, and includes representatives of tenant groups, landlord organizations, the building industry, inspection associations, municipalities and the provincial government.

The mandate of the Board includes:

- reviewing all work orders issued under property standards, health and safety legislation to determine if there is a serious violation of a substantial standard. The Board reports to the Minister of Housing on violations where a rent penalty should be considered if the work is not completed;
- establishing and enforcing its own minimum maintenance standards to give protection in areas of the province where maintenance standards do not exist;
- recommending to the Minister of Housing long-term solutions for maintenance of rental housing in Ontario;
- educating and advising landlords and tenants about the benefits of good property maintenance and the mandate of the Board.

In its first 10 months of operation, the Board and its staff held meetings and workshops throughout the province with various landlord and tenant groups, municipalities and other enforcement agencies.

At year end the Board was also in the process of creating its own minimum maintenance standards, which will apply in areas where property standards by-laws do not exist.

RESIDENTIAL TENANCY COMMISSION

The Residential Tenancies Act continued to be administered by the Residential Tenancy Commission during the year under review. The act was repealed by the Residential Rent Regulation Act, 1986, which provided that the commission continue in force until completing all work before it.

Commissioners and appeal commissioners of the R.T.C., with administrative support from the corporate resources management wing, continued throughout the year to conduct the business of the commission.

A total of 804 hearings were held from January, 1987, until March 31, 1988. Of these, 510 were tenant hearings and the remaining 294 were landlord-initiated.

During that same time, the commission's ranks were depleted by the departure of commissioners and appeal commissioners, largely to the new organizations within the ministry which were established to administer the Residential Rent Regulation Act, 1986.

Many of these commissioners, however, maintained their commissions and continued to participate, as required, in R.T.C. hearings and appeals.

Such participation required the close co-operation of the Residential Tenancy Commission with the Rent Review Hearings Board and the housing policy and corporate resources management wings of the ministry.

At March 31, 1988, it is expected that the remaining appeal commissioners available to the commission will complete all remaining hearings before the end of the next fiscal year.

HOUSING SUPPLY POLICY BRANCH

The branch undertakes basic housing research, monitors economic conditions and trends in the shelter industry that affect housing policies, develops strategic policy recommendations for private market ownership and rental housing, develops new programs and monitors and evaluates existing programs. These activities deal with both new housing and the existing housing stock.

Highlights of the year's activities include:

Disabled Housing Initiatives:
Implementation of disabled housing initiatives began during the year under review. The Ontario Home Renewal Program for Disabled Persons proved to be more popular than anticipated and the program budget was increased.

Low-Rise Rehabilitation Program:
This program, designed to preserve older, low-rise rental housing, was extended to include rooming houses and hostel type accommodation. This enrichment to the program follows from a recommendation by the Ontario Task Force on Roomers, Boarders and Lodgers.

Intensification:
The ministry developed, in co-operation with The Ministry of Municipal Affairs, a series of programs designed to realize the opportunities to create more housing units from established areas and existing buildings, a process described as residential intensification.

The programs included enrichments to the Municipal Housing Statement, Community Planning Grant and PRIDE (Program for Renewal, Improvement, Development and Economic Revitalization) programs.

These initiatives encourage municipalities to consider the potential need and demand for housing in established areas, to examine local land use regulations and to undertake improvements to community services and facilities and to support additional housing where necessary.

Several new progams were introduced including the Home Planning Advisory Service and the Neighbors initiative, to assist producers and the general public in understanding the opportunities for more housing in our established communities.

As well, the Convert-to-Rent and Home Sharing programs were extended to both continue and increase their activity for three additional years.

Land Use:
The branch is responsible for developing ministry policies on how the land use process should affect the development of housing.

During 1987, the branch contributed to the development of guidelines on affordable housing and intensification, which led to the commitment at the end of the year to develop a policy statement under the Planning Act.

The branch is also responsible for ongoing contributions to land use related issues, legislative proposals and land use initiatives considered by the government or other ministries.

Consumer Outreach Program:
The Home Conservation Centre was featured at 15 home shows and seven conferences during the year. The Ontario Renews Awards program, fostering excellence in renovation, held its seventh annual ceremony in Toronto in October, 1987.

Seniors Housing Options:
The Seniors Retirement Communities project is intended to encourage municipalities to streamline and accelerate the planning and building approvals process associated with development of retirement communities. By year end a total of six municipalities had received funding under the first phase of the project.

Four seniors housing projects were granted start-up assistance under the Seniors Co-ownership project. The project, which came to a close in early 1988, was designed to demonstrate, in part, the feasibility of the co-ownership tenure forms including equity co-operative, condominium and long-term lease arrangements. An evaluation of the social, technical and planning and regulatory implications of the Portable Living Units for Seniors (commonly referred to as "granny flats" or "garden suites") project was undertaken.

HOUSING FIRST POLICY
The April Speech from the Throne revealed a "housing first" policy would be applied to all available provincial lands to create more housing for low and moderate-income earners.

The Speech indicated that where government lands are inappropriate for such use, they would be sold and the proceeds applied to housing initiatives.

At year end, a broad-based plan to bring interministerial resources to bear on issues of housing availability and affordability was being developed.

BUILDING PROGRAMS WING

The building programs wing addresses the needs of Ontario's largest economic sector and employer - the building industry.

The Building Industry Strategy (BIS) Board was established to lead the Ontario building industry towards enhanced employment, growth and development by establishing new markets at home and abroad; and facilitating performance improvements. Supporting the initiatives of the board, in a staff capacity, is the Building Industry Secretariat.

The Building Industry Strategy, an industry-driven plan, is committed to simplifying regulations affecting the industry, improving productivity, expanding the export of building services and products at home and abroad, developing a long-term supply of skilled labor and facilitating the development of a physical focus for the industry – a building centre .

The Ontario Buildings Branch is responsible for making sure buildings have a high level of public safety. It also endeavors to create a supportive environment for the industry by improving the efficiency of municipal building departments.

BUILDING INDUSTRY STRATEGY BOARD

The BIS Board advises the Minister and undertakes initiatives to assist the industry in addressing a number of challenges – to improve its productivity, establish new markets and increase employment. Industry, labor and government comprise the 28-member board.

During the year under review, sub-committees of the BIS Board continued to examine various topics. The building centre sub-committee investigated the feasibility of a world class building centre for the province. A study on the need for such a centre and the industry's willingness to support such a centre was completed. The BIS Board endorsed the concept of the centre and at year end was reviewing the implications of the study.

The sub-committee on construction information systems was established to develop a market survey for a building construction and trade information system. The results will be beneficial to the board in determining the building industry's perception of information use, computer awareness, relevancy of a centralized data delivery service and determining the industry's preparedness to compete in domestic and foreign trade.

In the area of skills training and education, at year end plans were in hand for **Future Building '88** – a joint initiative co-sponsored by Ontario's building industry, the Government of Ontario and the BIS Board. The career exposition was designed to provide a new understanding of the building industry for today's youth. The training and education sub-committee was involved in many other initiatives including preparing and distributing the "Build Your Tomorrow" video which was sent to all high schools in the province to demonstrate to students the range of viable career opportunities.

Several business and trade development activities were carried out by the Export and Market Development sub-committee, including a five country study in Latin America of export opportunities for Ontario building products and services. Other activities by this sub-committee included a joint trade mission with the Ministry of Industry, Trade and Technology to explore export opportunities in Columbia and Mexico. The secretariat also hosted a number of Ontario businesses at a trade exposition in the People's Republic of China.

In an effort to improve on-site productivity through pre-planning, cost effective scheduling and improved materials handling, educational courses were developed. A course on cost control and administration for home builders and contractors was developed as a joint initiative of the BIS Board, the Ontario New Home Warranty Program, the Construction Management Institute and Humber College of Applied Arts and Technology.

The Steering Committee on Regulatory Reform (SCORR) continued its work in consolidating and streamlining building statutes and regulations, rationalizing Building Code requirements, and developing an efficient regulatory system for the building industry in Ontario. Continuing initiatives include the development of a detailed economic/safety/risk assessment framework, computerization of the Building Code and the distribution of a discussion paper on the proposed amendments to the Building Code Act.

ONTARIO BUILDING BRANCH

The branch's policy and research unit is responsible for regulatory reform, including the consolidation and streamlining of building statutes and regulations, rationalizing the Building Code requirements and developing an efficient regulatory system for the building industry. Advice and guidance is provided by SCORR – a sub-committee of the BIS Board.

In addition to working with SCORR, the section's activities during the year included:

- developing 30 proposals for amendments to the Building Code Act and release of a discussion paper on these proposals for public comment

- initiating studies on methods of reducing building costs and means of improving the efficiency and effectiveness of the entire building industry regulatory process
- in co-operation with the National Research Council, continuing development of economic/risk assessment framework for eventual use by all provinces and the federal government. The framework will be used for the technical, social and economic evaluation of building requirements.
- developing a prototype for computerization of the Building Code and initiating the full-scale product
- initiating studies on deterioration and repair of parking garages, commissioning, noise abatement standards, and regulatory impediments to manufactured housing.

The municipal administration and education section helps municipalities to improve the efficiency and effectiveness of building departments. It provides a comprehensive education program for building officials and the building industry on the Building and Plumbing Codes and related legislation.

Activities during the year included:
- awarding of 40 grants totalling $350,000 to 38 municipalities and two municipal associations to automate or computerize their building administration service
- developing a new course to add to four existing ones on Part 3 of the Building Code, and delivering 25 sessions to over 600 building officials across the province
- organizing 15 major seminars for elected and appointed officials
- co-sponsoring the development of a Wood Heat Safety course with the Canadian Wood Energy Institute and delivering six sessions for 144 officials
- establishing municipal building industry liaison committees in Peterborough, Niagara Falls, Kingston and Nepean
- awarding 96 training grants to over 75 municipalities to assist with costs of attending training courses
- providing a wide variety of advisory services and hands-on assistance to municipalities in the review of by-laws, organization of building departments, conducting building administration studies and orientation sessions for new building officials.

The technical standards section is responsible for the regulatory functions of the branch. It develops and maintains the Ontario Building Code and the Plumbing Code. It has also published guides and illustrations to Parts 3 and 9 and Section 3.7 of the Ontario Building Code dealing with providing building access for disabled persons. Advice and guidance is given to the building industry and building officials on building legislation and construction practices.

Activities during the year included:
- amending the Ontario Building Code
- providing advisory services on building safety through technical sessions and conferences
- holding nine Wood Heat Safety seminars throughout Ontario including the development of a manual with the help of the Office of the Fire Marshal
- developing an extension to Part 11 of the code to promote the renovation of all types of buildings
- developing proposed code amendments for improving the regulations for Parts 3 and 9 of the code
- creating industry study groups and committees on code-related technologies for the purposes of future code amendments including timed egress, parking structures, and indoor air quality.

Ontario

Office of the Chairman

Ministry of Housing

Ontario Housing Corporation

777 Bay Street
Toronto, Ontario
M5G 2E5

THE HONOURABLE
CHAVIVA HOSEK
MINISTER OF HOUSING

Madam:

It is my honour, on behalf of the Board of Directors, to present the Annual Report and Statement of Accounts of the Ontario Housing Corporation for the year ending December 31, 1987.

Respectfully submitted,

David B. Greenspan

David Greenspan
Chairman of the Board

BOARD OF DIRECTORS
(as of December 31, 1987):

D.B. Greenspan, Chairman; L.F. Pitura, Vice Chairman (until Dec.11); W. Baldwin; D.H. Barr; C.E. Beigie; E. Carragher; J.M. Gammage; F. Hanisch; G.R. Stratton; T. Varone; M.P. Wall.

REPORT OF THE CHAIRMAN OF THE BOARD

The past year the Board of Directors moved Ontario Housing Corporation into the progressive mainstream.

Significant further new policies included special priority for permanent housing for battered women. The chairmen, members and staff of our 58 semi-autonomous local housing authorities deserve full credit for their swift and effective implementation of this policy. By the end of 1987, some 735 battered women and their children were provided with safe, affordable housing in OHC buildings.

A tenant support services branch was established with an important mandate: enhancing the quality of life of tenants by advocating tenants' needs inside the system. Its aim is to provide improved services and access to services for our tenants. The tenant support services branch has worked closely with local housing authority staff on current and future initiatives such as race relations policy, expanded recreational programs and tenant participation in management.

During the year under review, the board reduced rents for tenants upgrading their job skills or education by deducting related expenses such as tuition, child care and transportation. As well, work is proceeding intensely on a new policy that would increase access to OHC housing for working applicants.

A committee of the OHC board was struck to develop a model for the regeneration of aging OHC projects. The committee also included significant representation from local housing authorities.

In the past year, new strategies were being developed to address the issue of vandalism. Preventative measures being implemented included ensuring OHC projects are well maintained and encouraging the formation of resident and community surveillance programs.

The $1.5 million Regent Park Community Centre was officially opened in Toronto. It is heavily used by the tenants of Canada's first large-scale social housing project.

We expanded the duration of the bursary program for students from one to two years, and increased the amount to $1,000. In 1987, 35 students from communities across the province received bursaries through this program.

Local housing authorities launched a number of newsletters to keep tenants informed of OHC policies, issues and programs. Examples include "Neighbors" which is distributed to tenants of the Sudbury District Housing Authority and "Homewards", which is read by Metropolitan Toronto Housing Authority (MTHA) tenants.

Staff prepared the groundwork for introduction of the Standards to Success program throughout the local housing authority system. This unique program, to be fully implemented in the year ahead, will provide the managers of the OHC housing portfolio with a valuable tool to set management standards and monitor their success in achieving those goals.

We conducted a tenant satisfaction survey as part of the data base for the Standards to Success program. Some 27,000 tenant households were surveyed to measure tenant satisfaction with maintenance and other services in their buildings. This survey provided valuable insight into some of the positive management achievements of OHC while at the same time flagging specific areas for improvement.

We continued to implement the OHC Race Relations policy. In the fall, we approved a Premises Harassment Policy Statement. It was distributed to all Metro Toronto projects. The race relations staff at the Metropolitan Toronto Housing Authority operated several successful programs including: a youth internship project; and training sessions for MTHA staff on multiculturalism, race relations and the Human Rights Code. We are planning now to expand the race relations policy province-wide.

OHC policy is implemented by 58 semi-autonomous local housing authorities. We spend a lot of effort discussing new policies and receiving feedback from them. We held major workshops in Ottawa and Toronto in the spring for local housing authority chairmen, members and managers. The workshops entitled, "Housing for Tomorrow – Meeting the Challenge" provided housing authority members with an opportunity to learn more about our new programs and new policy directions such as landlord/tenant.

At year's end, the groundwork was prepared for the extension of eligibility for subsidized housing to childless couples, single people and other households previously deemed ineligible.

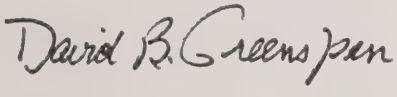
At the end of 1987, Ontario Housing Corporation had 84,404 housing units. The corporation also had 13,902 units under rent supplement agreements in privately-owned buildings for a total of 98,306 units.

Several changes occurred on the OHC board of directors during the year. Fay Hanisch of

Ottawa, William Baldwin of London and Edward Carragher of New Liskeard were appointed to the board. Board member George Stratton ended his term on the board.

At year's end, vice-chairman and chief executive officer Len Pitura left to take on new responsibilities with the Liquor Control Board of Ontario after directing the ministry's social housing wing for five years.

In summary, the year was an eventful one, and we look forward to further accomplishments of note in 1988.



David B. Greenspan
Chairman

ONTARIO HOUSING CORPORATION

In 1987, there were 84,404 units in the corporation's portfolio, managed by 58 local housing authorities across the province.

The housing authorities also administer the rent supplement program which included 13,902 units at year's end. These units accommodate low-income tenants in buildings owned by private landlords, and help integrate lower-income tenants into a wider community.

An estimated 200,000 people are being assisted through OHC. All households pay rents that are based on their incomes, rather than on the size or type of their accommodation.

Applications on the housing priority list for rent-geared-to-income housing totalled 31,227 on December 31, 1987. The year-end breakdown was: 18,002 applications for family housing, 10,373 for senior citizen accommodation and 2,852 applications for housing for handicapped adults.

In 1987, OHC's total expenditures amounted to $559,459,000 and revenues of $220,999,000 were received.

Financial Statements Year Ended December 31, 1987

Balance Sheet As at December 31, 1987

Assets	1987 ($000's)	1986 ($000's)
Investment in properties (note 4)		
Provincial housing	1,219,671	1,226,205
Federal-Provincial housing	16,115	16,409
Student housing on leased land	62,073	62,560
Other	5,553	6,192
	1,303,412	1,311,366
Mortgages and loans (note 5)	31,413	28,012
Amount due from the Treasurer of Ontario	100,969	100,289
Accounts receivable	1,547	1,530
	1,437,341	1,441,197
Liabilities		
Long-term debt (note 6)		
Canada Mortgage and Housing Corporation	1,137,903	1,146,346
Other	20,242	19,481
	1,158,145	1,165,827
Accounts payable and accrued liabilities (note 7)	87,185	85,941
Bank indebtedness	2,976	3,503
	1,248,306	1,255,271
Equity		
Contributed surplus (note 8)	189,035	185,926
	1,437,341	1,441,197

See accompanying notes to financial statements.
On behalf of the Board:

Vice Chairman

Executive Director

Statement of Operations

Year ended December 31, 1987

Housing Operations	1987 ($000's)	1986 ($000's)
Assisted housing (note 9)		
Rental revenue	219,911	210,032
Expenses		
Property operating expenses	294,088	276,892
Grants in lieu of municipal taxes	82,453	78,395
Amortization (principal and interest)	115,141	114,988
	491,682	470,275
Loss on assisted housing	271,771	260,243
Rent supplement (note 10)	63,614	56,153
	335,385	316,396
Less: Canada Mortgage and Housing Corporation Share	170,919	163,809
	164,466	152,587
Provincial contributions to municipal housing (note 11)	17,378	15,287
Rural and native housing (note 12)	3,554	3,159
Recovery of amortization (principal and interest)	(16,769)	(16,669)
Provincial share of loss on housing operations	168,629	154,364
Other Expenditures		
Social housing payments (note 13)	19,017	40,461
Administration expenses (note 13)	2,318	7,009
Net interest revenue	(1,088)	(638)
	20,247	46,832
Net Operating Cost For The Year	188,876	201,196
Funds Provided By The Treasurer of Ontario	188,876	201,196

See accompanying notes to financial statements.

Notes to Financial Statements

December 31, 1987

1. SIGNIFICANT ACCOUNTING POLICIES

The following summarizes the significant accounting policies used in preparing the accompanying financial statements:

i) The Corporation uses the accrual method of accounting.

ii) Capital funds provided by the Treasurer of Ontario are not repayable and are therefore recorded as Contributed Surplus. However, to reflect the full costs of operating the projects, relevant amortization charges (principal and interest) are imputed and included in Loss on Assisted Housing. Such amortization is offset by a credit to Recovery of Amortization in the Statement of Operations.

iii) Land and buildings held as investments in Provincial and Federal-Provincial properties are amortized on a basis equal to the reduction of the corresponding long-term debt. For the provincial portion of such investments, the reduction is made to Contributed Surplus in the same manner.

iv) Furniture and equipment purchases are expensed in the year of acquisition.

v) Social housing payments include funds advanced as interest-free loans. These loans are expensed and not included as accounts receivable in the balance sheet. Repayments are returned directly to the Consolidated Revenue Fund of the Province of Ontario.

2. SELF-INSURANCE

The Corporation follows the policy of self-insuring its Provincial and Federal-Provincial properties for property damage such as fire, water and vandalism. Costs of such repairs are charged to property operating expenses.

3. ADMINISTRATIVE SUPPORT SERVICES

The Ministry of Housing provides administrative support services to the Corporation. The charge for these services is based on the estimated time spent by Ministry staff on the Corporation's activities. The administrative support services charge included in Housing Operations - Assisted Housing and Rent Supplement expenditures amounted to $19.7 million (1986 - $17.3 million).

4. INVESTMENT IN PROPERTIES

(a) **Provincial housing**

This investment represents land and building costs of wholly-owned properties which are amortized over periods not exceeding 50 years.

	1987 ($000's)	1986 ($000's)
Cost	1,319,774	1,317,143
Less: accumulated amortization	100,103	90,938
Net book value	1,219,671	1,226,205

NOTES TO FINANCIAL STATEMENTS - DECEMBER 31, 1987

4. INVESTMENT IN PROPERTIES (cont'd)

b) **Federal-Provincial housing**

Federal-Provincial properties are owned and operated on a partnership basis with Canada Mortgage and Housing Corporation. The balance represents the Corporation's share of land and building costs which are amortized over periods not exceeding 50 years.

	1987 ($000's)	1986 ($000's)
Cost	20,753	20,753
Less: accumulated amortization	4,638	4,344
Net book value	16,115	16,409

(c) **Student housing on leased land**

This investment represents building costs to provide student accommodation on land leased from 11 universities and colleges. These costs are being repaid semi-annually to the Corporation by the educational institutions over a 50 year period. When costs are fully repaid, title to the properties will be transferred to the respective institutions. The insititutions retain the rental revenues and absorb the property operating expenses.

	1987 ($000's)	1986 ($000's)
Cost	67,890	67,890
Less: educational institutions' equity	5,187	5,330
Net book value	62,073	62,560

(d) **Other**

	1987 ($000's)	1986 ($000's)
Land leased, at cost	2,308	2,308
Projects under development, at cost	1,205	1,794
Land inventory, lower of cost or estimated market value	2,040	2,090
	5,553	6,192

5. MORTGAGES AND LOANS

	1987 ($000's)	1986 ($000,s)
Rural and Native Housing Program (See Note 12)	28,141	23,171
Other	3,272	4,841
	31,413	28,012

NOTES TO FINANCIAL STATEMENTS - DECEMBER 31, 1987

6. LONG-TERM DEBT

The Corporation borrows funds from Canada Mortgage and Housing Corporation and the private sector to finance investments in real property. Such borrowings are repaid in accordance with agreement terms over periods not in excess of 50 years.

Interest is payable to Canada Mortgage and Housing Corporation and the private sector at various rates based on individual agreements ranging from 4.25% to 15% - weighted average rate of 8.18%.

Principal repayments are due as follows:

	($000's)
1988	9,297
1989	9,984
1990	10,724
1991	11,521
1992	12,380
Subsequent to 1992	1,104,239
	1,158,145

While the Corporation is indebted for capital funds borrowed in respect of investment in Provincial housing projects, the amortization charges (principal and interest) over the life of the projects are considered operating expenses under the cost sharing agreement with Canada Mortgage and Housing Corporation. Under this agreement, Canada Mortgage and Housing Corporation contributes 50% of the amortization charges (principal and interest) and the Corporation absorbs the remaining 50%.

7. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

	1987 ($000's)	1986 ($000's)
Canada Mortgage and Housing Corporation	40,362	39,155
Other	46,823	46,786
	87,185	85,941

8. CONTRIBUTED SURPLUS

	1987 ($000's)	1986 ($000's)
Balance, beginning of year	185,926	184,749
Capital contributions received from Province	4,814	3,005
Amortization (principal portion)	(1,705)	(1,828)
Balance, end of year	189,035	185,926

NOTES TO FINANCIAL STATEMENTS - DECEMBER 31, 1987

9. ASSISTED HOUSING

Under the assisted housing program, the Corporation owns (either wholly or in partnership with Canada Mortgage and Housing Corporation) rental properties and provides rent-geared-to-income accommodation principally to families and senior citizens. The management of the properties is carried out through a network of local housing authorities who act as agents of the Corporation. The loss on this program is shared with Canada Mortgage and Housing Corporation.

10. RENT SUPPLEMENT

Under the rent supplement programs, the Corporation acquires the use of rental units from the private sector and provides rent-geared-to-income accommodation principally to families and senior citizens. The costs of most of these programs are shared with Canada Mortgage and Housing Corporation.

11. PROVINCIAL CONTRIBUTIONS TO MUNICIPAL HOUSING

The Corporation contributed $17.4 million (1986 - $15.3 million) to The Metropolitan Toronto Housing Company Limited towards operating costs for senior citizen apartment units.

12. RURAL AND NATIVE HOUSING

This program, administered by Canada Mortgage and Housing Corporation, provides subsidized home ownership to families in rural areas. Mortgage payments are geared to owners' incomes. The expense represents the Corporation's share of the subsidy provided.

13. SOCIAL HOUSING PAYMENTS ADMINISTRATION EXPENSES

Effective April 1, 1987, social housing payments and related administration expenses are being paid directly by the Ministry of Housing. As such, the 1987 figures represent payments from January to March, 1987.

14. LOAN INSURANCE AGREEMENTS

The Corporation has entered into loan insurance agreements with Canada Mortgage and Housing Corporation (CMHC) pertaining to various projects under the Non-Profit Housing Program administered by the Ministry of Housing. Under these agreements, CMHC will provide insurance on mortgage loans made by lenders approved under the National Housing Act for the purpose of purchasing, improving, constructing or altering housing units. While the insurance is provided by CMHC, the Corporation is liable to CMHC for its share of all net costs incurred as a result of loan defaults. As at December 31, 1987, there were no loans in default under these agreements.

15. SUBSEQUENT EVENT

Effective February 25, 1988, the Province of Ontario authorized the Corporation to enter into loan guarantee agreements with lenders approved under the National Housing Act. This program is designed to assist non-profit housing corporations to acquire land for the development of Social Housing projects. The aggregate of all guarantees outstanding at any time is not to exceed $25 million.

OFFICE OF THE PROVINCIAL AUDITOR

Box 105, 15th Floor, 20 Dundas St. West
Toronto (Ontario) M5G 2C2
(416) 974-9866

To the Ontario Housing Corporation
and to the Minister of Housing

I have examined the balance sheet of the Ontario Housing Corporation as at December 31, 1987 and the statement of operations for the year then ended. My examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as I considered necessary in the circumstances.

In my opinion, these financial statements present fairly the financial position of the Corporation as at December 31, 1987 and the results of its operations for the year then ended in accordance with the accounting policies described in note 1 to the financial statements, applied on a basis consistent with that of the preceding year.

Provincial Auditor

D.F. Archer, F.C.A.

Toronto (Ontario)
April 29, 1988

MINISTRY OF HOUSING
SOCIAL HOUSING WING

The social housing wing helps to meet the ministry's goal of increasing the supply of affordable housing which includes social housing. The wing also administers programs to preserve Ontario's stock of moderately-priced rental housing.

The wing's primary task is developing, delivering and administering social housing for low and moderate income families, senior citizens, people with disabilities and other households in need. In addition, during the year under review, the social housing wing assumed management of several housing programs that involve the private sector. Previously, these market-related programs had been administered by Ontario Housing Corporation.

HOUSING FIELD OPERATIONS

Field operations, with its network of six regional offices, concentrates on the delivery and administration of social housing and market-related housing programs such as Convert-To-Rent.

The regional offices provide technical, financial and administrative support to the 58 local housing authorities which are responsible for the day-to-day management of the Ontario Housing Corporation portfolio.

For the year ending March 31, 1988, about 10,000 housing units were allocated under various programs to municipal, private non-profit and co-operative housing sponsors.

The 1987 federal/provincial program provided funding commitments for 6,884 housing units in 138 projects in 57 municipalities. A further 3,000 non-profit units were allocated under Project 3000, a program which is funded solely by the Government of Ontario.

As of March 31, 1988, over 1,000 non-profit housing sponsors were providing accommodation for some 70,000 households throughout Ontario. An additional 10,000 units were in the development and construction stages.

A total of 1,846 moderate-cost rental units were produced under the province's Convert-to-Rent program, with a percentage of those privately-owned units being assigned to tenants who pay subsidized rents.

Financial assistance provided through the Ontario Home Renewal program enabled some 4,000 homeowners to bring their residences up to municipal occupancy standards, while 600 physically-disabled persons received assistance to make their homes more accessible.

Under the Low-Rise Rehabilitation program, funding was made available for the upgrading of 3,723 rental units.

Other initiatives undertaken by field operations include:

- co-ordinating the establishment of the Seniors Central Housing Registry for the Metropolitan Toronto region, a service providing one-stop shopping for seniors' housing needs.
- implementing a new policy that extends eligibility for rent-geared-to-income housing to all types of needy households.
- introducing a $25 million loan guarantee program, to enable non-profit groups to secure land sites for their housing projects.

SOCIAL HOUSING PROGRAMS BRANCH

The branch develops and evaluates policies and programs for the full range of social housing, from public housing and rent supplement to non-profit and co-operative housing. The branch advises the Minister, senior management, the OHC board of directors and other ministries on social housing issues and homelessness.

To ensure that effective policies and programs are developed, branch staff consults with housing authorities, non-profit sponsors and organizations, and representatives of social service agencies, other ministries and the federal government.

In December, 1987, the Ministers of Community and Social Services, Health and Housing provided $31.5 million in funding to assist homeless people. The new funding will result in additional emergency and permanent housing, more field workers for community agencies and the creation of local "Access to Permanent Housing Committees" or local coalitions interested in helping the homeless.

In January, 1988, the Minister of Housing announced the extension of eligibility for rent-geared-to-income housing to all types of needy households, including single persons and couples without children. Section staff developed policies and implementation guidelines of this new policy for local housing authorities and non-profit housing agencies.

The housing development policy section is responsible for advice and program design leading to the development of more assisted housing, including non-profit and co-operative housing, rural and native housing and the critical areas of access to financing and land.

During the year under review, a unilaterally-funded provincial program, which will result in the creation of 3,600 non-profit and co-operative housing units over the next two to four years, was developed and announced.

The management operations and review section was responsible for providing

information and expertise to local housing authorities in 1987.

TENANT SUPPORT SERVICES BRANCH

The tenant support services branch came into existence in August, 1987, with a broad mandate to develop healthy housing communities. The branch is organized around three themes: quality of community life; tenant support services; and building the landlord/tenant partnership.

Each of these themes has evolved to assist the housing authorities and non-profit housing agencies, which administer subsidized housing projects in communities across Ontario, in providing tenant support and facilitating active tenant participation. Together, the branch themes address quality of life issues with a unique approach to meeting social housing tenant needs.

TECHNICAL SUPPORT SERVICES BRANCH

The branch is responsible for overall technical direction and guidelines for the regional housing programs offices, OHC, local housing authorities and non-profit housing sponsors. Staff co-ordinate projects that are very technical and develop generic specifications, standards and systems for the construction, maintenance, conservation and upgrading of properties operated by OHC and non-profit housing agencies.

OHC's planning and design standards and guides, which also apply to non-profit corporations, were updated during the year to incorporate user comments, code changes and other improvements.

A test program for prototype locking equipment for elevator car doors and landing doors was completed. These safety devices will be installed on the elevator car doors on selected projects during 1988 and 1989.In the fall of 1987, the branch hosted an international seminar entitled "Creating Living Neighborhoods" to address the issue of OHC's aging housing stock. The seminar allowed participants to meet and discuss what is being done to regenerate all types of aging housing in Canada, the United States, Britain and Holland.

The branch's responsibilities for staff training and technology transfer in property conservation and maintenance were emphasized.

Presentations were made to regional housing programs offices, local housing authorities and non-profit organizations on various aspects of building design and maintenance.

The "Draftproof Ontario" program, which helps to make apartment units more comfortable and energy efficient, continued in 1987 in co-operation with the Ministries of Energy, Skills Development and the federal agency, Employment and Immigration Canada.

During the program's life a total of 6,543 OHC units were treated, including 3,179 units during the year under review. The program helped unemployed youth and assisted in improved OHC's senior citizen and family facilities.

CORPORATE RESOURCES MANAGEMENT WING

The corporate resources management wing provides central support and advice to assist the Ministry of Housing, the Ministry of Municipal Affairs, and their agencies, boards and commissions in achieving their program objectives.

The wing develops management policies and processes; sets administrative standards and guidelines; delivers essential resources and support services; and provides ongoing expertise in those areas to the ministries.

CORPORATE POLICY AND PLANNING BRANCH

The branch advises and assists senior management in its corporate policy and planning activities.

It develops and co-ordinates the strategic planning process; engages in research, policy analysis and policy development with respect to corporate issues; co-ordinates policy within the ministry; and collects and disseminates statistical information on the housing market.

On April 1, 1987, the branch was re-organized to emphasize policy analysis, research, collection of statistics, and planning.

FINANCIAL SERVICES BRANCH

The branch provides financial services and advice. It co-ordinates and controls the financial management function and promotes the integrity of systems for cash management, budgeting, accounting and financial reporting. In its role as controller, the branch provides financial policy direction to the ministry and its agencies and establishes procedures for management of crown agency and ministry cash flows and banking arrangements.

During 1987-88, the branch developed a decentralized financial management system, expected to be in place by 1989-90. Also it embarked on a program to eliminate paper flow and reduce storage requirements by microfilming all financial documents.

HUMAN RESOURCES BRANCH

The branch provides services in human resources planning and development, personnel and staff relations, and payroll and records administration to staff of the Ministries of Housing and Municipal Affairs and their Crown agencies.

MANAGEMENT SERVICES BRANCH

This branch provides management consulting, systems development and information technology-related services to the Ministry of Housing and its agencies.

During the year under review, the branch worked on development of the Rent Registry System.

In its efforts to help ministry staff use technology as effectively as possible, a training and education program was introduced in January, 1988, to provide ministry staff with formal classroom training in micro-computer technology. The branch also developed several micro-computer applications aimed at improving the effectiveness of ministry programs.

Greater emphasis was placed on the data network management area. With more users outside Metro Toronto, data communication costs were minimized through the increased use of the government data network.

The facilities and services section provides services to the two ministries, including acquisition and design of office accommodation; purchasing of goods and services; printing services; mail and delivery services; and maintaining the ministries' library which gives public access to the ministries' publications, statutes, manuals and internal procedures and freedom of information reading room.

OPERATIONS REVIEW AND AUDIT BRANCH

The branch assists managers to discharge their responsibilities by: providing assurance that financial, management and EDP controls are satisfactory, or recommending improvements where necessary; providing timely reporting of information to management concerning problems or issues in respect of controls, systems and policies; determining compliance with government, ministry and Ontario Housing Corporation financial and administrative policies and guidelines.

During the fiscal year, the branch completed 37 audits, 32 financial audits, three operations reviews and two EDP systems audits.

LEGAL BRANCH

The branch provides legal services to the Minister, Deputy Minister and those Crown corporations, boards and commissions for which the Minister is responsible. These include Ontario Housing Corporation, its housing

authorities, the Building Industry Strategy Board, the Building Code Commission, the Building Material Evaluation Commission, the Residential Tenancy Commission, the Residential Rental Standards Board and their staff.

CORPORATE AND AGENCY SERVICES

This office administers the Freedom of Information and Protection of Privacy Act for the ministry and its agencies and provides advisory, consultative, administrative and corporate secretary services to the ministry's agencies. These include Ontario Housing Corporation, Building Industry Strategy Board, and the Residential Rental Standards Board.

Administration of the act, which was proclaimed January 1, 1988, included development of training programs for ministry and agency staff, providing manuals and directories, responding to access requests, advising managers and establishing various committees to review ministry forms and develop guidelines for staff. The goal is to provide access to all general information requested while maintaining the privacy of individuals' personal information.

EMPLOYMENT EQUITY PROGRAM

Program staff provide consultative and administrative services to the two ministries and their Crown agencies. The program's objective is to promote equality in employment with special emphasis on the needs of women, racial minorities, disabled persons, native people, and francophones.

Plans were implemented to provide employment equity sensitivity and awareness training for more than 200 directors, managers, supervisors and human resource personnel.

An advisory committee on visible minorities was formed to allow feedback and advice on the program and act as a communications link to other staff.

Training was provided for about 75 representatives of the employment equity for women committee, who had the opportunity to advise senior management of employment concerns in two conferences.

Employment equity plans were submitted for the first time by housing authorities. Plans included outreach to encourage target group members to apply for non-traditional jobs, and management training and development for staff.

FRENCH LANGUAGE SERVICES

The French Language Services Act, 1986, which will take full effect on November 19, 1989, guarantees all persons and corporate entities the right to communicate with, and receive services from, the government in French in designated areas, or in offices serving designated areas.

A co-ordinator of French language services was appointed for the Ministry of Housing, and a plan for the implementation of French language services was developed.

The co-ordinator, in collaboration with the French language services committee, made plans to establish a comprehensive human resources plan to fulfill the mandate of the French Language Services Act, 1986.

TASK FORCE ON INFORMATION MANAGEMENT STRATEGIES

This task force was established to develop and implement a strategic information management plan to guide the ministry's investment in technology and information systems.

The task force's work in 1987/88 involved identifying the strategic information requirements to support the ministry's activities, and the systems development priorities and technology framework which will be needed to support these information requirements over the longer term.

INTERNATIONAL YEAR OF SHELTER FOR THE HOMELESS

The United Nations designated 1987 as the International Year of Shelter for the Homeless (IYSH) to focus world attention on the growing dimension of homelessness. In March, 1986, the Government of Ontario committed itself to participating in the International Year. The Ministry of Housing co-ordinated a range of province-wide and inter-ministerial initiatives.

The ministry established an advisory committee on IYSH. It consisted of 10 members of the public who worked with homeless people or were knowledgeable about the issue of homelessness, and a small secretariat to support the advisory committee's activities.

The advisory committee gave advice to the Minister of Housing and the Government of Ontario on how best to maximize the province's participation in IYSH. Its mandate also included recommending long term, permanent strategies to eliminate homelessness in Ontario. These recommendations were to be included in a report entitled **More Than Just a Roof: Action to End Homelessness in Ontario.**

Activities of the advisory committee included:

- approving $350,000 in grants to 44 projects designed to raise public awareness of homelessness or to support activities that assisted homeless people. Videos, workshops, conferences, a drop-in nursing clinic for homeless people, a housing referral service for victims of family violence, and a self-help revolving housing fund were among the projects undertaken.
- sponsoring six regional workshops in Hamilton, Windsor, Thunder Bay, Sault Ste Marie, Ottawa and Toronto. Over 800 participants attended the workshops, and more than 100 recommendations addressing the issue of homelessness were developed.
- sponsoring an essay/poster project to raise awareness among students of the problems of homeless people. More than 400 essays and 600 posters were received from students in elementary and secondary schools throughout Ontario. Twelve finalists in three age groups were recognized at an awards ceremony in October.
- contributing to a major conference on homelessness organized by the Canadian Association of Housing and Renewal Officials and the International Council on Social Welfare (Canada) in Ottawa in September. About 1,300 delegates from around the world attended. Ontario hosted three workshops and an exhibit at the Innovative Housing Exposition.
- sponsoring six delegates from Sri Lanka, Tanzania, Jamaica, Ghana, Nigeria and India who spent one month in Ontario observing housing activities before taking part in the homelessness conference in Ottawa.
- recognizing six individuals for their efforts on behalf of homeless people at an awards ceremony on World Habitat Day, October 5.



L'ANNÉE INTERNATIONALE DU LOGEMENT DES SANS-ABRI

Les Nations Unies ont désigné l'année 1987 Année internationale du logement des sans-abri (AILSA) afin de sensibiliser le monde entier au problème croissant des sans-abri. En mars 1986, le gouvernement de l'Ontario s'est engagé à participer à cette année internationale. Le ministère du Logement a coordonné diverses initiatives dans toute la province et entre les ministères.

Le ministère a constitué un comité consultatif sur l'AILSA. Ce comité était composé de 10 membres du grand public qui travaillaient avec les sans-abri ou connaissaient bien la question, ainsi que d'un petit secrétariat pour appuyer ses activités.

Le comité consultatif a fourni des conseils au ministre du Logement et au gouvernement de l'Ontario dans le but de faire participer du mieux possible la province à l'AILSA. Dans le cadre de son mandat, il a également recommandé des stratégies permanentes et à long terme visant à éliminer le problème des sans-abri en Ontario. Ces recommandations devaient faire partie d'un rapport intitulé **Plus qu'un simple toit : Pour mettre fin au problème des sans-abri en Ontario.**

Les activités du comité consultatif comprenaient :

- l'octroi de subventions totalisant 350 000 $ pour 44 projets visant à sensibiliser le public au problème des sans-abri ou à appuyer des activités visant à leur fournir de l'aide. Parmi les projets entrepris, mentionnons le tournage de vidéos, la tenue d'ateliers et de conférences, la mise sur pied d'une clinique externe pour les sans-abri et d'un service d'orientation des victimes de violence au foyer pour la recherche d'un logement, ainsi que l'établissement d'un fonds renouvelable d'auto-assistance en matière de logement.
- le parrainage de six ateliers régionaux tenus à Hamilton, Windsor, Thunder Bay, Sault Ste. Marie, Ottawa et Toronto. Plus de 800 personnes y ont participé, et une centaine de recommandations sur la question des sans-abri ont été formulées.
- le parrainage d'un projet de rédaction d'essais et de création d'affiches visant à sensibiliser les élèves au problème des sans-abri. Plus de 400 essais et 600 affiches ont été présentés par des élèves d'écoles élémentaires et secondaires de l'Ontario. Le travail de douze finalistes faisant partie de trois groupes d'âge a été reconnu lors d'une cérémonie de remise de prix en octobre.
- la participation à une conférence importante sur le problème des sans-abri organisée par l'Association canadienne des responsables de l'habitation et de l'urbanisme et l'International Council on Social Welfare (Canada) à Ottawa, en septembre. Environ 1 300 délégués provenant des quartre coins du monde y ont participé. L'Ontario a été l'hôte de trois ateliers et a tenu un kiosque à l'Innovative Housing Exposition.
- le parrainage de six délégués provenant du Sri Lanka, de la Tanzanie, de la Jamaïque, du Ghana, du Nigéria et de l'Inde, qui ont passé un mois en Ontario à observer les activités du domaine du logement avant de participer à la conférence sur les sans-abri à Ottawa.
- la reconnaissance des efforts qu'ont consacrés six personnes à l'amélioration de la situation des sans-abri, lors d'une cérémonie de remise de prix tenue le 5 octobre, journée internationale de l'habitat.

International Year of Shelter for the Homeless

1987

Année Internationale du logement des sans-abri

financières, trois révisions des opérations et deux vérifications de systèmes informatiques.

DIRECTION DES SERVICES JURIDIQUES

Cette direction fournit des services juridiques à la ministre, au sous-ministre ainsi qu'aux sociétés de la Couronne, conseils et commissions qui relèvent de la ministre, notamment la Société de logement de l'Ontario, les commissions de logement, la Commission de stratégie pour l'industrie du bâtiment, la Commission du Code du bâtiment, la Commission de location résidentielle et le Conseil des normes de location résidentielle.

SERVICES GÉNÉRAUX ET SERVICES AUX ORGANISMES

Ce bureau est chargé de l'application de la *Loi de 1987 sur l'accès à l'information et la protection de la vie privée* pour le ministère et ses organismes, et fournit des services consultatifs et administratifs ainsi que des services de secrétariat aux organismes du ministère, notamment la Société de logement de l'Ontario, la Commission de stratégie pour l'industrie du bâtiment et le Conseil des normes de location résidentielle.

L'application de cette loi, qui a été proclamée le 1er janvier 1988, comprend l'élaboration de programmes de formation pour le personnel du ministère et de ses organismes, la publication de manuels et de répertoires, la réponse aux demandes d'accès, la prestation de conseils aux gestionnaires et la formation de divers comités chargés de réviser les formules utilisées par le ministère et d'élaborer des directives à l'intention du personnel. L'objectif visé est de permettre l'accès à tous les renseignements généraux demandés, tout en maintenant le caractère confidentiel des renseignements personnels.

PROGRAMME D'ÉQUITÉ D'EMPLOI

Le personnel responsable du Programme d'équité d'emploi fournit des services consultatifs et administratifs aux deux ministères et aux organismes de la Couronne qui en relèvent. L'objectif du programme est de favoriser l'égalité sur le plan de l'emploi, et vise particulièrement à répondre aux besoins des femmes, des minorités raciales, des personnes handicapées, des peuples autochtones et des francophones.

Des programmes ont été mis en oeuvre dans le but de sensibiliser plus de 200 directeurs, chefs de service, superviseurs et responsables des ressources humaines à la question de l'équité d'emploi.

Un comité consultatif sur les minorités visibles a été constitué pour recueillir les réactions au programme et les suggestions et servir de lien avec le personnel.

Environ 75 représentants du Comité de l'équité d'emploi pour les femmes ont pu recevoir une formation lors de deux conférences où ils ont eu la possibilité d'informer les cadres supérieurs de leurs préoccupations.

Les commissions de logement ont soumis leurs premiers programmes d'équité d'emploi. Ces programmes visaient à encourager les membres des groupes cibles à chercher des emplois non traditionnels et à offrir au personnel des possibilités de formation et de perfectionnement en gestion.

SERVICES EN FRANÇAIS

La *Loi de 1986 sur les services en français*, qui entrera entièrement en vigueur le 19 novembre 1989, donne aux particuliers et aux personnes morales le droit de communiquer en français avec les bureaux du gouvernement situés dans les régions désignées ou servant ces régions, et de recevoir des services dans cette langue.

Au ministère du Logement, un coordonnateur des services en français a été nommé et un plan d'application des services en français a été élaboré.

Le coordonnateur, en collaboration avec le Comité des services en français, a prévu la mise en oeuvre d'un plan complet de ressources humaines dans le but d'appliquer les dispositions de la *Loi de 1986 sur les services en français*.

GROUPE DE TRAVAIL SUR LES STRATÉGIES GESTION DE L'INFORMATION

Ce groupe de travail a été mis sur pied dans le but d'élaborer et de mettre en oeuvre un plan stratégique de gestion de l'information visant à orienter les investissements du ministère dans l'informatique.

En 1987-1988, le groupe de travail a déterminé quels seraient les renseignements stratégiques nécessaires pour appuyer les activités du ministère, ainsi que les priorités en matière d'élaboration de systèmes et le cadre technique qu'il faudra établir pour répondre à ces besoins d'information à long terme.

GROUPE DE LA GESTION DES RESSOURCES GÉNÉRALES

Le Groupe de la gestion des ressources générales fournit un service centralisé de soutien et de conseil aux ministères du Logement et des Affaires municipales et à leurs organismes, conseils et commissions afin de les aider à atteindre les objectifs de leurs programmes.

Le Groupe élabore des politiques et des méthodes de gestion, établit des normes et des directives administratives, fournit les ressources et les services de soutien essentiels et partage son expertise dans ces domaines avec les ministères.

DIRECTION DES POLITIQUES MINISTÉRIELLES ET DE LA PLANIFICATION

Cette direction est chargée d'aider les cadres supérieurs à mettre en oeuvre les politiques internes et les activités de planification du ministère.

Elle élabore et coordonne le mécanisme de planification stratégique, effectue des recherches, procède à l'élaboration et à l'analyse de politiques ministérielles, coordonne les politiques au sein du ministère et recueille et diffuse des données statistiques sur le marché du logement.

Le 1er avril 1987, la Direction a été réorganisée dans le but d'intensifier ses activités d'analyse de politiques, de recherche, de statistique et de planification.

DIRECTION DES SERVICES FINANCIERS

Cette direction fournit des conseils et des services financiers. Elle coordonne et contrôle la gestion financière et veille à l'intégrité des systèmes de gestion monétaire, de budgétisation, de comptabilité et d'établissement de rapports financiers. À titre de contrôleur, la Direction oriente les politiques financières du ministère et de ses organismes et établit les procédures de gestion de l'encaisse et les arrangements bancaires des organismes de la Couronne et du ministère.

En 1987-1988, la Direction a élaboré un système de gestion financière décentralisé, qui devrait être en place au cours de l'exercice 1989-1990. Elle a également entrepris un programme visant à éliminer la prolifération des documents et à réduire l'espace nécessaire au classement en microfilmant tous les documents financiers.

DIRECTION DES RESSOURCES HUMAINES

Cette direction fournit des services de planification et de perfectionnement des ressources humaines, de personnel et de relations avec le personnel, ainsi que des services de paye et de gestion des dossiers au personnel des ministères du Logement et des Affaires municipales et des organismes de la Couronne qui en relèvent.

DIRECTION DES SERVICES DE GESTION

Cette direction fournit au ministère du Logement et à ses organismes des services en matière de gestion et d'élaboration de systèmes ainsi que des services informatiques.

Au cours de l'exercice, la Direction a travaillé à l'élaboration du Registre des loyers.

Afin d'aider le personnel du ministère à tirer le meilleur parti possible de la technologie, la Direction a mis sur pied en janvier 1988 un programme de formation en micro-informatique. Elle a également élaboré plusieurs applications micro-informatiques visant à améliorer l'efficacité des programmes du ministère.

La gestion des réseaux de données a fait l'objet d'une attention accrue. Les frais de transmission de données, qui augmentaient en raison de la hausse du nombre d'utilisateurs habitant à l'extérieur de la Communauté urbaine de Toronto, ont été réduits par l'utilisation plus intensive du réseau de transmission de données du gouvernement.

La Section des locaux et des services de bureau fournit des services aux deux ministères relativement à l'acquisition et à la conception de locaux, à l'achat de biens et de services, à l'impression, à la poste et aux messageries et à la tenue de la bibliothèque des ministères qui permet au public d'avoir accès aux publications, lois, manuels et procédures internes des ministères, et de la salle de lecture aménagée dans le cadre des politiques d'accès à l'information.

DIRECTION DE LA RÉVISION ET DE LA VÉRIFICATION DES OPÉRATIONS

Cette direction aide les gestionnaires à s'acquitter de leurs responsabilités en s'assurant que les contrôles financiers, administratifs et informatiques sont satisfaisants et en recommandant des améliorations au besoin, en informant les gestionnaires des problèmes touchant les contrôles, les systèmes et les politiques, et en évaluant le respect des politiques et des directives financières et administratives du gouvernement, du ministère et de la Société de logement de l'Ontario.

Au cours de l'exercice, la Direction a effectué 37 vérifications, 32 vérifications

En janvier 1988, la ministre du Logement a annoncé que tous les ménages dans le besoin, y compris les personnes seules et les couples sans enfants, seraient désormais admissibles au logement à loyer indexé sur le revenu. À cette fin, le personnel de la Direction a élaboré des politiques et des directives de mise en oeuvre à l'intention des commissions locales de logement et des organismes de logement à but non lucratif.

La Section des politiques de création de logements est chargée de fournir des conseils et de concevoir des programmes menant à la création de nouveaux logements subventionnés, notamment de logements coopératifs et à but non lucratif, de logements dans les régions rurales et de logements destinés aux autochtones; elle s'occupe en outre des questions importantes touchant l'accès au financement et aux terrains.

Au cours de l'exercice a été élaboré et annoncé un programme entièrement financé par le gouvernement provincial, qui entraînera, d'ici deux à quatre ans, la création de 3 600 logements coopératifs et à but non lucratif.

La Section d'examen des activités de gestion est chargée de fournir des renseignements aux commissions locales de logement au sujet de la gestion des logements sociaux et de leur faire profiter de son expertise. Elle a élaboré le Programme d'établissement de normes en vue d'une gestion efficace, à savoir un système de mesure du rendement et d'amélioration de la gestion qui a été mis en oeuvre par toutes les commissions locales de logement en 1987.

DIRECTION DES SERVICES D'AIDE AUX LOCATAIRES

Cette direction, qui a été créée en août 1987, a le mandat général de veiller au maintien ou à l'instauration d'un climat harmonieux dans le secteur du logement. Ses activités sont fondées sur trois thèmes : la qualité de la vie dans la collectivité, les services d'aide aux locataires et l'établissement de bons rapports entre les locateurs et les locataires.

Chacun de ces thèmes a été développé dans le but d'aider les commissions de logement et les organismes de logement à but non lucratif, qui administrent des ensembles de logements subventionnés dans diverses collectivités de la province, à soutenir les locataires et à faciliter leur participation active. La Direction vise à améliorer la qualité de vie des locataires de logements sociaux en tentant de répondre à leurs besoins.

DIRECTION DE L'APPUI TECHNIQUE

Cette direction est chargée d'établir des lignes directrices et des directives pour les bureaux régionaux des programmes de logement, la SLO, les commissions locales de logement et les organismes de logements à but non lucratif. Son personnel coordonne des projets très techniques et élabore des caractéristiques techniques, normes et systèmes génériques pour la construction, l'entretien, la conservation et l'amélioration des propriétés gérées par la SLO et par les organismes de logements à but non lucratif.

Les normes et les directives de planification et de conception de la SLO ont fait l'objet, au cours de l'exercice, d'une mise à jour qui tient compte des observations des usagers et des modifications apportées au Code, et qui apporte d'autres améliorations.

Un programme d'essai de matériel de verrouillage des portes d'ascenseurs et des portes palières a été achevé. Dans certains immeubles, les portes d'ascenseur seront munies de ces dispositifs de sécurité en 1988 et 1989.

À l'automne 1987, la Direction a été l'hôte d'un colloque international intitulé "Creating Living Neighborhoods" lors duquel on a traité de la question du vieillissement des logements de la SLO. Le colloque a permis aux participants de se rencontrer et de discuter de ce qui se fait au Canada, aux États-Unis, en Grande-Bretagne et aux Pays-Bas pour remettre en état différents types de logements.

La Direction a mis l'accent sur ses responsabilités en matière de formation du personnel et de transfert de technologie dans le domaine de la conservation et de l'entretien des propriétés. Elle a organisé des exposés à l'intention des bureaux régionaux des programmes de logement, des commissions locales de logement et des organismes à but non lucratif sur différents aspects de la conception et de l'entretien des immeubles.

Le programme Opération calfeutrage Ontario, qui contribue à rendre les appartements plus confortables et plus économiques sur le plan énergétique, s'est poursuivi en 1987 en collaboration avec les ministères de l'Énergie et de la Formation professionnelle ainsi qu'Emploi et Immigration Canada.

Depuis le début du programme, 6 543 logements appartenant à la SLO ont été calfeutrés, dont 3 179 au cours de cet exercice. Ce programme a permis d'aider les jeunes chômeurs et d'améliorer les installations de la SLO destinées aux personnes âgées et aux familles.

LE MINISTÈRE DU LOGEMENT
LOGEMENT SOCIAL

Le Groupe du logement social contribue à réaliser l'objectif du ministère, qui consiste à augmenter le nombre de logements abordables, notamment de logements sociaux. Le Groupe administre également des programmes visant à préserver les logements à loyer modéré.

La principale fonction du Groupe est d'élaborer, de fournir et d'administrer des logements sociaux pour les familles à revenu faible et modéré, les personnes âgées, les personnes handicapées et d'autres ménages dans le besoin.

En outre, au cours de l'exercice, le Groupe du logement social a assuré la gestion de plusieurs programmes de logement qui comportent la participation du secteur privé. Ces programmes reliés au marché étaient administrés auparavant par la Société de logement de l'Ontario.

DIRECTION DES ACTIVITÉS RÉGIONALES

Cette Direction, avec ses six bureaux régionaux, est chargée de la mise en oeuvre et de l'administration des programmes de logement social et des programmes de logement comportant la participation du secteur privé, tel que le Programme de conversion en logements locatifs.

Les bureaux régionaux apportent un soutien technique, financier et administratif aux 58 commissions locales de logement, qui sont chargées de la gestion quotidienne du portefeuille de la Société de logement de l'Ontario.

Au 31 mars 1988, quelque 10 000 logements avaient été attribués, dans le cadre de différents programmes, à des organismes municipaux, à des organismes privés de logement à but non lucratif et à des coopératives.

En 1987, un programme fédéral-provincial avait prévu le financement de 6 884 logements faisant partie de 138 ensembles d'habitation dans 57 municipalités. Au total, 3 000 logements à but non lucratif supplémentaires ont été assignés en vertu de Projet 3000, un programme financé entièrement par le gouvernement de l'Ontario.

Au 31 mars 1988, plus de 1 000 organismes de logement à but non lucratif fournissaient un logement à quelque 70 000 ménages dans toute la province. Environ 10 000 logements supplémentaires étaient à l'étape de la conception ou de la construction.

Dans le cadre du Programme de conversion en logements locatifs, 1 846 logements à loyer modéré ont été créés. Une partie de ces logements du secteur privé sont offerts à des locataires dont le loyer est subventionné.

Grâce à l'aide financière fournie dans le cadre du Programme de rénovation des logements de l'Ontario, quelque 4 000 propriétaires-occupants ont pu améliorer leurs logements pour les rendre conformes aux normes municipales, et 600 personnes handicapées ont pu améliorer l'accessibilité de leur domicile.

Dans le cadre du Programme de remise en état des petits immeubles, des sommes ont été accordées pour l'amélioration de 3 723 logements.

Parmi les autres initiatives entreprises par la Direction des activités régionales figurent les suivantes :

- Coordination de la création du Registre central des logements pour personnes âgées dans la région de la Communauté urbaine de Toronto, un service "à guichet unique" destiné aux personnes âgées ayant besoin d'un logement.
- Mise en oeuvre d'une nouvelle politique qui étend à tous les types de ménages dans le besoin l'accès au logement à loyer indexé sur le revenu.
- Lancement d'un programme de prêts garantis, de 25 millions de dollars, qui permettra aux organismes à but non lucratif d'acquérir des terrains pour la construction de logements.

DIRECTION DES PROGRAMMES DE LOGEMENT SOCIAL

Cette direction élabore et évalue des politiques et des programmes relatifs à tous les types de logement social qui vont des logements publics et des logements subventionnés aux logements à but non lucratif et aux coopératives. La Direction conseille la ministre, les cadres supérieurs, le conseil d'administration de la SLO et d'autres ministères sur les questions touchant le logement social et les sans-abri.

Afin d'assurer l'élaboration de politiques et de programmes efficaces, le personnel de la Direction consulte les commissions de logement, les organismes à but non lucratif et les représentants d'organismes de services sociaux, d'autres ministères et le gouvernement fédéral.

En décembre 1987, les ministères des Services sociaux et communautaires, de la Santé et du Logement ont consacré 31,5 millions de dollars à l'aide aux sans-abri. Ces sommes rendront possible la création de logements supplémentaires, tant des logements pour les cas d'urgence que des logements permanents; elles permettront aux organismes communautaires d'engager de nouveaux employés et entraîneront la création de comités locaux d'accès aux logements permanents ou de groupes locaux d'aide aux sans-abri.

BUREAU DU VÉRIFICATEUR PROVINCIAL

C.P. 105, 15e étage rue Dundas ouest
Toronto (Ontario) M5G 2C2
(416) 974-9866

À la Société de logement de l'Ontario
et au ministre du Logement

J'ai vérifié le bilan de la Société de logement de l'Ontario au 31 décembre 1987, ainsi que l'état des résultats d'exploitation de l'exercice s'étant terminé à cette date. Ma vérification a été effectuée conformément aux normes de vérification généralement reconnues, et a comporté par conséquent les sondages et autres procédés que j'ai jugés nécessaires dans les circonstances.

À mon avis, ces états financiers présentent fidèlement la situation financière de la Société au 31 décembre 1987, ainsi que les résultats de son exploitation pour l'exercice terminé à cette date selon les conventions comptables décrites à la note 1 afférente aux états financiers et appliqués de la même manière qu'au cours de l'exercice précédent.

Le vérificateur provincial

D.F. Archer, F.C.A.

Toronto (Ontario)
le 29 avril 1988

Notes afférentes aux états financiers 31 décembre 1987

9. LOGEMENTS SUBVENTIONNÉS

Dans le cadre du programme de logements subventionnés, la Société possède des immeubles locatifs, soit en propriété exclusive, soit en société avec la Société canadienne d'hypothèques et de logement. Elle fournit principalement à des familles et à des personnes âgées des logements à loyer indexé sur le revenu. La gestion de ces immeubles est confiée à un réseau de commissions locales de logement qui agissent comme mandataires de la Société. Le déficit de ce programme est partagé avec la Société canadienne d'hypothèques et de logement.

10. SUPPLÉMENT AU LOYER

Dans le cadre des programmes de supplément au loyer, la Société acquiert du secteur privé l'utilisation de logements locatifs et fournit principalement à des familles et à des personnes âgées des logements à loyer indexé sur le revenu. Les coûts de la plupart de ces programmes sont partagés avec la Société canadienne d'hypothèques et de logement.

11. CONTRIBUTIONS PROVINCIALES AUX LOGEMENTS MUNICIPAUX

La Société a fourni 17,4 millions de dollars (15,3 millions de dollars en 1986) à la société The Metropolitan Toronto Housing Company Limited au titre des frais d'exploitation de logements pour personnes âgées.

12. LOGEMENTS POUR LES RUREAUX ET LES AUTOCHTONES

Ce programme, administré par la Société canadienne d'hypothèques et de logement, permet aux familles rurales désireuses d'accéder à la propriété de bénéficier de subsides. Les remboursements hypothécaires sont indexés sur le revenu du propriétaire. Les dépenses assumées par la Société représentent sa part des subsides accordés.

13. PAIEMENTS AU TITRE DU LOGEMENT SOCIAL FRAIS D'ADMINISTRATION

Depuis le 1er avril 1987, les paiements au titre du logement social et les frais d'administration qui s'y rapportent ont été directement pris en charge par le ministère du Logement. Les chiffres de 1987 représentent donc les paiements effectués de janvier à mars 1987.

14. CONVENTIONS D'ASSURANCE DES PRÊTS

La société a signé des conventions d'assurance des prêts avec la Société canadienne d'hypothèques et de logement (SCHL) relativement à divers projets réalisés en vertu du Programme de logement sans but lucratif administré par le ministère du Logement. En vertu de ces conventions, la SCHL assurera les prêts hypothécaires consentis par des prêteurs approuvés en vertu de la **Loi nationale sur l'habitation** aux fins de l'achat, de l'amélioration, de la construction ou de la modification de logements. Bien que la SCHL assure de tels prêts, la Société est responsable du remboursement à la SCHL de sa part de tous les frais nets résultant des défauts de paiement. Au 31 décembre 1987, aucun paiement n'était en souffrance aux termes de ces conventions.

15. ÉVÉNEMENT SUBSÉQUENT

À compter du 25 février 1988, la province ce l'Ontario a autorisé la Société à conclure des conventions de garantie de prêts avec des prêteurs approuvés en vertu de la **Loi nationale sur l'habitation**. Ce programme vise à aider les sociétés de logement à but non lucratif à acheter des terrains pour la construction d'ensembles de logements sociaux. Le montant global des garanties ne doit jamais dépasser 25 millions de dollars.

Notes afférentes aux états financiers 31 décembre 1987

6. DETTES À LONG TERMES

Le Société contracte des emprunts auprès de la Société canadienne d'hypothèques et de logement ainsi que du secteur privé pour financer des placements immobiliers. Les modalités de remboursement varient selon les ententes, et les versements sont échelonnés sur une période maximale de 50 ans.

Les intérêts à verser à la Société canadienne d'hypothèques et de logement et au secteur privé varient, selon les ententes, de 4,25 % à 15 %, la moyenne pondérée se situant à 8,18 %.

La calendrier prévu pour le remboursement du capital s'établit comme suit:

	(en milliers de dollars)
1988	9 297
1989	9 984
1990	10 724
1991	11 521
1992	12 380
Années subséquentes	1 104 239
	1 158 145

Quoique la Société ait emprunté des fonds en vue d'investir dans des projets provinciaux de logement, les frais d'amortissement (capital et intérêts) sur toute la durée des projets sont considérés comme des frais d'exploitation aux termes de l'entente de partage des coûts intervenue entre la Société et la Société canadienne d'hypothèques et de logement. Conformément à cette entente, la Société canadienne d'hypothèques et de logement assume 50 % des frais d'amortissement (capital et intérêts), le reste étant à la charge de la Société.

7. COMPTES ET CHARGES À PAYER

	1987	1986
	(en milliers de dollars)	
Société canadienne d'hypothèques et de logement	40 362	39 155
Autres	46 823	46 786
	87 185	85 941

8. SURPLUS D'APPORT

	1987	1986
	(en milliers de dollars)	
Solde en début d'exercice	185 926	184 749
Apports de capital reçus de la province	4 814	3 005
Amortissement (du capital)	(1 705)	(1 828)
Solde en fin d'exercice	189 035	185 926

Notes afférentes aux états financiers 31 décembre 1987

4. PLACEMENTS IMMOBILIERS (suite)

b) **Logements fédéraux-provinciaux**

L'Ontario possède et exploite des logements fédéraux-provinciaux en société avec la Société canadienne d'hypothéque et de logement. Le solde représente la part des coûts des terrains et des bâtiments assumé par la Société de logement de l'Ontario et amortie sur une période maximale de 50 ans.

	1987	1986
	(en milliers de dollars)	
Coût	20 753	20 753
Moins : montant cumulé des amortissements	4 638	4 344
Valeur comptable nette	16 115	16 409

(c) **Logements pour étudiants sur des terrains loués**

Les placements à cet égard représentent les coûts des bâtiments, situés sur des terrains loués à 11 collèges et universités, qui servent à loger les étudiants. Les établissements d'enseignement versent à la Société des remboursements semestriels échelonnés sur une période de 50 ans. Une fois les coûts aux établissemens visés; ceux-ci encaissent les revenus locatifs et assument les frais d'exploitation

	1987	1986
	(en milliers de dollars)	
Coût	67 890	67 890
Moins : part des établissements d'enseignement	5 187	5 330
Valeur comptable nette	62 073	62 560

(d) Autres

	1987	1986
	(en milliers de dollars)	
Terrains loués (prix coûtant)	2 308	2 308
Projets en cours (prix coûtant)	1 205	1 794
Réserves foncières (la moindre somme du prix coûtant ou de la valeur sur le marché estimée)	2 040	2 090
	5 553	6 192

5. HYPOTHÈQUES ET PRÊTS

	1987	1986
	(en milliers de dollars)	
Programme de logement pour les ruraux et les autochtones (voir la note 12)	28 141	23 171
Autres	3 272	4 841
	31 413	28 012

Notes afférentes aux états financiers

31 décembre 1987

1. PRINCIPALES CONVENTIONS COMPTABLES

Les principales conventions comptables utilisées dans le préparation des présents états financiers peuvent se résumer comme suit :

i) La Société utilise la méthode de la comptabilité d'exercice.

ii) Les fonds fournis par le trésorier de l'Ontario ne sont pas remboursables et sont donc inscrits au surplus d'apport. Toutefois, afin de rendre compte de l'ensemble des frais d'exploitation des projets, les frais d'amortissement pertinents (remboursement du capital et des intérêts) sont répartis et figurent dans les pertes au titre des logements subventionnés. Cet amortissement est compensé par un crédit au recouvrement des frais d'amortissement dans l'état des résultats d'exploitation.

iii) Les placements au titre des propriétés provinciales et fédérales-provinciales (terrains et bâtiments) sont amortis proportionnellement à la réduction de la dette à long terme correspondante. La participation provinciale à de tels placements est amortie proportionnellement à la réduction du surplus d'apport.

iv) Les achats de mobilier et d'équipement sont passés en charges pour l'année de leur acquisition.

v) Les paiements effectués au titre du logement social comprennent les sommes avancées en tant que prêts sans intérêt, qui sont passés en charges et ne sont pas considérés comme des comptes à recevoir dans le bilan. Les remboursements sont versés directement au Fonds du revenu consolidé de l'Ontario.

2. AUTOASSURANCE

La Société s'est fixé comme ligne de conduite d'assurer elle-même les propriétés provinciales et les propriétés fédérales-provinciales contre les dommages matériels causés notamment par l'eau, l'incendie et le vandalisme. Les coûts de réparation sont considérés comme des dépenses d'exploitation des propriétés.

3. SERVICES DE SOUTIEN ADMINISTRATIF

Le ministère du Logement fournit des services de soutien administratif à la Société. Les frais imputés pour ces services sont fondés sur une estimation du temps consacré par le personnel du ministère aux activités de la Société. Les frais des services de soutien administratif inscrits au poste "Exploitation des logements — Logements subventionnés et Supplément au loyer" se sont chiffrés à 19,7 millions de dollars (17,3 millions de dollars en 1986).

4. PLACEMENTS IMMOBILIERS

(a) **Logements provinciaux**

Ces placements représentent les coûts des terrains et bâtiments dont la province est le propriétaire exclusif. Ces coûts sont amortis sur une période maximale de 50 ans.

	1987	1986
	(en milliers de dollars)	
Coût	1 319 774	1 317 143
Moins : montant cumulé des amortissements	100 103	90 938
Valeur comptable nette	1 219 671	1 226 205

État des résultats d'exploitation

pour l'exercice se terminant le 31 décembre 1987

EXPLOITATION DES LOGEMENTS	1987	1986
	(en milliers de dollars)	
Logements subventionnés (note 9)		
Revenus locatifs	219 911	210 032
Dépenses		
Frais d'exploitation des propriétés	294 088	276 892
Subventions tenant lieu d'impôt aux municipalités	82 453	78 395
Amortissement (remboursement du capital et des intérêts)	115 141	114 988
	491 682	470 275
Pertes au titre des logements subventionnés	271 771	260 243
Supplément au loyer (note 10)	63 614	56 153
	335 385	316 396
Moins : participation de la Société canadienne d'hypothèques et de logement	170 919	163 809
	164 466	152 587
Contributions provinciales aux logements municipaux (note 11)	17 378	15 287
Logements pour les ruraux et les autochtones (note 12)	3 554	3 159
Recouvrement des frais d'amortissement (capital et intérêts)	(16 769)	(16 669)
Participation provinciale aux pertes d'exploitation des logements	168 629	154 364
AUTRES DÉPENSES		
Paiements au titre du logement social (note 13)	19 017	40 461
Frais d'administration (note 13)	2 318	7 009
Intérêts créditeurs nets	(1 088)	(638)
	20 247	46 832
FRAIS D'EXPLOITATION NETS DE L'EXERCICE	188 876	201 196
FONDS FOURNIS PAR LE TRÉSORIER DE L'ONTARIO	188 876	201 196

Voir les notes afférentes aux états financiers.

États financiers exercice terminé le 31 décembre 1987

Bilan au 31 décembre 1987

ACTIF	1987	1986
	(en milliers de dollars)	
Placements immobiliers (note 4)		
Logements provinciaux	1 219 671	1 226 205
Logements fédéraux-provinciaux	16 115	16 409
Logements pour étudiants sur des terrains loués	62 073	62 560
Autres	5 553	6 192
	1 303 412	1 311 366
Hypothèques et prêts (note 5)	31 413	28 012
Sommes à recevoir du trésorier de l'Ontario	100 969	100 289
Comptes à recevoir	1 547	1 530
	1 437 341	1 441 197
PASSIF		
Dettes à long terme (note 6)		
Société canadienne d'hypothèques et de logement	1 137 903	1 146 346
Autres	20 242	19 481
	1 158 145	1 165 827
Comptes et charges à payer (note 7)	87 185	85 941
Emprunts bancaires	2 976	3 503
	1 248 306	1 255 271
FONDS PROPRES		
Surplus d'apport (note 8)	189 035	185 926
	1 437 341	1 441 197

Voir les notes afférentes aux états financiers.
Au nom du conseil d'administration :

Vice-président

Directeur général

SOCIÉTE DE LOGEMENT DE L'ONTARIO

En 1987, la Société avait un portefeuille de 84 404 logements, administré par un réseau de 58 commissions locales de logement réparties dans toute la province.

Les commissions de logement administrent également le Programme de supplément au loyer, auquel étaient assujettis 13 902 logements à la fin de l'exercice. Ces logements abritent des locataires à faible revenu dans des immeubles appartenant à des locateurs du secteur privé, ce qui permet l'intégration de ces locataires à la collectivité.

Environ 200 000 personnes reçoivent de l'aide par l'entremise de la SLO. Tous les ménages paient un loyer fondé sur leur revenu, et non sur les dimensions ou le type de logement.

Au 31 décembre 1987, la liste d'attente pour l'obtention d'un logement à loyer indexé sur le revenu comprenait 31 227 demandes. Sur ce nombre, 18 002 provenaient de familles, 10 373 de personnes âgées et 2 852 d'adultes handicapés.

En 1987, les dépenses totales de la SLO se sont élevées à 559 459 000 $ et ses revenus à 220 999 000 $.

notamment un programme d'apprentissage pour les jeunes et des séances de formation pour le personnel de la CLCUT sur le multiculturalisme, les relations interraciales et le Code des droits de la personne. La politique en matière de relations interraciales sera étendue sous peu à toute la province.

Les politiques de la SLO sont mises en oeuvre par 58 commissions locales de logement semi-autonomes. La SLO consacre beaucoup d'efforts à ces nouvelles politiques : elle en discute avec les commissions et prend note de leurs observations. Nous avons tenu d'importants ateliers à Ottawa et à Toronto au printemps à l'intention des présidents, des membres et des gestionnaires des commissions locales de logement. Intitulés *Housing for Tomorrow – Meeting the Challenge* (Logements de l'avenir – Relevons le défi), ces ateliers ont permis aux membres des commissions d'en apprendre plus au sujet de nos nouveaux programmes et de nos nouvelles politiques, portant notamment sur les relations entre locateurs et locataires.

À la fin de l'exercice, les travaux préparatoires visant à rendre admissibles au logement subventionné les couples sans enfants, les personnes seules et d'autres ménages qui n'étaient pas admissibles auparavant ont été terminés.

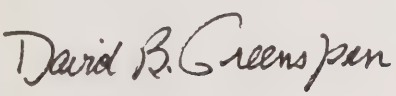
À la fin de 1987, la Société de logement de l'Ontario détenait 84 404 logements, et disposait de 13 902 autres logements en vertu d'ententes de supplément au loyer dans des immeubles privés, soit au total 98 306 logements.

Plusieurs changements ont été apportés au conseil d'administration de la SLO au cours de l'exercice. Le conseil a accueilli M^me^ Fay Hanisch d'Ottawa, M. William Baldwin de London et M. Edward Carragher de New Liskeard. George Stratton a quitté le conseil à la fin de son mandat.

À la fin de l'exercice, M. Len Pitura, vice-président et directeur général, a quitté la Société pour occuper un nouveau poste à la Régie des alcools de l'Ontario; M. Pitura avait dirigé, au sein du ministère, le Groupe du logement social pendant cinq ans.

En résumé, ce fut une année bien remplie, et il devrait en être de même en 1988.

Le président du conseil,



David B. Greenspan

CONSEIL D'ADMINISTRATION
(au 31 décembre 1987)

D.B. Greenspan, président; L.F. Pitura, vice-président (jusqu'au 11 décembre); W. Baldwin; D.H. Barr; C.E. Beigie; E. Carragher; J.M. Gammage; F. Hanisch; G.R. Stratton; T. Varone; M.P. Wall.

RAPPORT DU PRÉSIDENT DU CONSEIL

Au cours du dernier exercice, la Société de logement de l'Ontario (SLO) a été orientée par son conseil d'administration sur la voie de mesures axées sur le progrès.

Parmi les nouvelles politiques importantes, figure la priorité accordée aux logements permanents pour les femmes battues. C'est grâce aux présidents, aux membres et au personnel de nos 58 commissions de logement semi-autonomes que cette politique a été mise en oeuvre avec rapidité et efficacité. Vers la fin de 1987, environ 735 femmes battues et leurs enfants se sont vu offrir un logement sûr et abordable dans un immeuble de la SLO.

La Direction des services d'aide aux locataires a été créée dans le but d'améliorer la qualité de vie des locataires de la SLO en défendant leurs besoins. Son objectif est d'améliorer les services et l'accès aux services pour les locataires. La Direction a travaillé étroitement avec le personnel des commissions locales de logement à des initiatives actuelles et futures, telles que des politiques touchant les relations interraciales, l'expansion des programmes de loisirs et la participation des locataires à la gestion.

Au cours de l'exercice, le conseil a réduit le loyer des locataires qui suivaient des cours de formation professionnelle ou générale en déduisant les dépenses connexes telles que les frais de scolarité, de garde et de transport. En outre, une nouvelle politique qui améliorerait l'accès des logements de la SLO aux personnes qui travaillent est actuellement en cours d'élaboration.

Le conseil d'administration de la SLO a mis sur pied un comité dans le but d'élaborer un modèle de remise en état de certains ensembles d'habitation de la SLO. Les commissions de logement sont très bien représentées à ce comité.

Au cours de l'exercice, de nouvelles stratégies étaient en cours d'élaboration dans le but de contrer le vandalisme. Les mesures préventives qui ont été mises en oeuvre visaient notamment à ce que les immeubles de la SLO soient bien entretenus et à ce que soit favorisée la création de programmes de sureillance par les locataires et l'ensemble de la collectivité.

Le Regent Park Community Centre de Toronto, dont la construction a coûté 1,5 million de dollars, a été officiellement ouvert. Ce centre est très fréquenté par les locataires du premier grand ensemble de logements sociaux construit au Canada.
La durée du programme de bourses d'études est passée de un à deux ans, et le montant offert, qui a été augmenté, est maintenant de 1 000 $. En 1987, 35 élèves de différentes collectivités de la province ont reçu une bourse d'études par l'entremise de ce programme.

Les commissions locales de logement ont lancé un certain nombre de bulletins visant à tenir les locataires au courant des politiques et des programmes de la SLO ainsi que des questions auxquelles la Société s'intéresse. Ainsi, le bulletin *Neighbors* est remis aux locataires de la Commission de logement du district de Sudbury et *Homewards* est lu par les locataires de la Commission de logement de la Communauté urbaine de Toronto (CLCUT).

Le personnel a préparé l'introduction du Programme d'établissement de normes en vue d'une gestion efficace dans l'ensemble du réseau de commissions locales de logement. Ce programme sans précédent, qui sera mis en oeuvre au cours du prochain exercice, constituera pour les gestionnaires du portefeuille immobilier de la SLO un outil valable pour fixer des normes de gestion et contrôler dans quelle mesure les objectifs ont été atteints.

Pour étoffer la base de données élaborée aux fins du programme, un sondage sur la satisfaction des locataires a été effectué. Quelque 27 000 ménages ont été appelés à faire part de leur degré de satisfaction en ce qui a trait à l'entretien de leur immeuble et à d'autres services. Ce sondage a permis de recueillir des renseignements utiles en ce qui concerne les réalisations de la SLO du côté de la gestion, tout en cernant les aspects qui méritent une amélioration.

Nous avons continué la mise en application de la politique de la SLO en matière de relations interraciales. À l'automne, nous avons approuvé une déclaration de principes sur la protection contre le harcèlement dans les immeubles locatifs, qui a été distribuée dans tous les immeubles de la Société dans la Communauté urbaine de Toronto. Le personnel chargé des relations interraciales à la Commission de logement de la Communauté urbaine de Toronto a mis en oeuvre plusieurs programmes qui ont été couronnés de succès.

Ontario

Bureau du président

Ministère du Logement

Société de logement de l'Ontario

777, rue Bay
Toronto (Ontario)
M5G 2E5

L'HONORABLE CHAVIVA HOSEK
MINISTRE DU LOGEMENT

MADAME,

J'ai le plaisir de vous soumettre, au nom du conseil d'administration, le rapport annuel et l'état des comptes de la Société de logement de l'Ontario pour l'exercice se terminant le 31 décembre 1987.

Je vous prie d'agréer, Madame le ministre, l'expression de mes sentiments respectueux.

Le président du conseil,

David B. Greenspan

David Greenspan

notamment de la consolidation et de la rationalisation des lois et règlements touchant le bâtiment, de la rationalisation des exigences du Code du bâtiment et de l'élaboration d'un régime de réglementation efficace pour l'industrie. La Section reçoit les conseils et l'orientation nécessaires à cette fin du Comité directeur sur la réforme des règlements, sous-comité de la Commission de stratégie pour l'industrie du bâtiment.

Les autres activités de la Section au cours de l'exercice comprenaient :
- l'élaboration de 30 propositions de modifications à la *Loi sur le code du bâtiment* et la publication d'un document de travail sur ces propositions pour recueillir les observations du public.
- des études sur des méthodes permettant de réduire les frais de construction et d'améliorer l'efficacité de l'ensemble du processus de réglementation de l'industrie du bâtiment
- en collaboration avec le Conseil national de recherches, la poursuite de l'élaboration d'un cadre d'évaluation économique et d'évaluation des risques à l'intention des provinces et du gouvernement fédéral, qui sera utilisé pour l'évaluation technique, sociale et économique des exigences en matière de construction
- l'élaboration d'un prototype visant l'informatisation du Code du bâtiment et le début de l'utilisation du produit définitif
- des études sur la détérioration et la réparation des garages, la délégation d'autorité, les normes de réduction du bruit et les problèmes de la réglementation relative aux logements préfabriqués.

La Section de l'administration municipale et de l'éducation aide les municipalités à améliorer l'efficacité de leurs services du bâtiment. Elle offre un programme de formation complet aux responsables des services du bâtiment et à l'industrie sur les exigences du Code du bâtiment et du Code de la plomberie et textes législatifs connexes.

Les activités de la Section au cours de l'exercice comprenaient :
- l'octroi de 40 subventions totalisant 350 000 $ à 38 municipalités et à deux associations municipales pour l'automatisation ou l'informatisation de leur service d'administration du bâtiment
- l'élaboration d'un cinquième cours sur la troisième partie du Code du bâtiment, et la prestation de 25 séances d'enseignement à plus de 600 responsables du bâtiment provenant des quatre coins de la province
- l'organisation de 15 séminaires importants à l'intention des fonctionnaires et des élus municipaux
- en collaboration avec l'Institut canadien de l'énergie au bois, l'élaboration d'un cours sur la sécurité du chauffage au bois et la prestation de six séances de formation pour 144 responsables
- la formation de comités de liaison entre les municipalités et l'industrie du bâtiment à Peterborough, Niagara Falls, Kingston et Nepean
- l'octroi de 96 subventions de formation à plus de 75 municipalités dans le but de les aider à assumer le coût de leur participation à des cours de formation
- la prestation d'une vaste gamme de services de consultation et d'aide pratique aux municipalités en ce qui concerne la révision des règlements, l'organisation des services du bâtiment, la tenue d'études sur l'administration du bâtiment et l'organisation de séances d'orientation à l'intention des nouveaux responsables du bâtiment.

La Section des normes techniques est chargée des fonctions de réglementation de la Direction. Elle veille à l'élaboration et à la mise à jour du Code du bâtiment de l'Ontario et du Code de la plomberie. Elle a également publié des guides sur la troisième et la neuvième parties et le paragraphe 3.7 du Code du bâtiment de l'Ontario en ce qui concerne l'accès des personnes handicapées aux bâtiments. La Section offre également des conseils et des services d'orientation à l'industrie et aux responsables du bâtiment en ce qui concerne les pratiques de construction et les textes de loi sur le bâtiment.

Les activités de la Section au cours de l'exercice comprenaient :
- la modification du Code du bâtiment de l'Ontario
- la prestation de conseils sur la sécurité du bâtiment lors de séances et de conférences techniques
- la tenue de neuf séminaires sur la sécurité du chauffage au bois dans toute la province, et l'élaboration d'un manuel avec l'aide du Bureau du commissaire des incendies
- l'élaboration d'un ajout à la onzième partie du Code dans le but de favoriser la rénovation de tous les types de bâtiment
- l'élaboration de propositions de modifications au Code visant à améliorer les règlements se rapportant à la troisième et à la neuvième parties du Code
- la formation de groupes d'étude et de comités de l'industrie sur les techniques reliées au Code aux fins de modifications à apporter à ce dernier dans l'avenir, y compris le temps d'évacuation, les parcs de stationnement et la qualité de l'air intérieur.

GROUPE DES PROGRAMMES DE CONSTRUCTION

Le Groupe des programmes de construction répond aux besoins du secteur économique et de l'employeur le plus important de l'Ontario : l'industrie du bâtiment.

La Commission de stratégie pour l'industrie du bâtiment a été instituée dans le but de stimuler l'industrie du bâtiment de l'Ontario pour ce qui est de la création d'emplois, de la croissance et du développement en ouvrant de nouveaux marchés au pays et à l'étranger et en facilitant l'accroissement du rendement. Le personnel du Secrétariat à l'industrie du bâtiment appuie les activités de la Commission.

La Stratégie pour l'industrie du bâtiment, qui est un plan dirigé par l'industrie, consiste à simplifier les règlements touchant l'industrie, à améliorer la productivité, à augmenter la vente de services et de produits du bâtiment au pays et à l'étranger, à constituer une réserve à long termer de travailleurs qualifiés et à faciliter l'institution d'un carrefour pour l'industrie, c'est-à-dire un centre de l'industrie du bâtiment.

La Direction ontarienne du bâtiment est chargée d'assurer la sécurité des bâtiments ontariens pour le public et de créer un milieu favorable à l'industrie en améliorant l'efficacité des services municipaux du bâtiment.

COMMISSION DE STRATÉGIE POUR L'INDUSTRIE DU BÂTIMENT

La Commission de stratégie pour l'industrie du bâtiment conseille la ministre et entreprend des initiatives visant à aider l'industrie à améliorer sa productivité, à ouvrir de nouveaux marchés et à créer des emplois. La Commssion est composée de 28 membres provenant de l'industrie, des syndicats et du gouvernement.

Au cours de l'exercice, des sous-comités de la Commission ont poursuivi l'examen de différents sujets. Le sous-comité du centre de l'industrie du bâtiment a étudié la possibilité de construire un centre d'envergure mondial dans la province. Une étude a été effectuée sur la nécessité d'un tel centre et la volonté de l'industrie de l'appuyer. La Commission en a appuyé le principe et, à la fin de l'exercice, évaluait l'étude.

Le sous-comité des systèmes informatiques dans la construction a été formé dans le but d'effectuer une étude de marché pour un système informatique sur la construction et le commerce dans le domaine du bâtiment. Les résultats de cette étude permettront à la Commission de déterminer comment l'industrie du bâtiment utilise les renseignements dont elle dispose, de mesurer son degré d'informatisation, de déterminer la pertinence d'un service central de communication des données et d'évaluer si l'industrie peut soutenir la concurrence intérieure et étrangère.

En ce qui concerne la formation spécialisée et l'éducation, la planification de **Bâtir l'avenir 88**, initiative conjointe de l'industrie du bâtiment de l'Ontario, du gouvernement de l'Ontario et de la Commission de stratégie pour l'industrie du bâtiment, était terminée à la fin de l'exercice. Cette exposition sur les carrières était conçue pour informer les jeunes sur l'industrie du bâtiment. Le sous-comité de la formation et de l'éducation a participé à beaucoup d'autres initiatives, y compris la préparation et la distribution du vidéo *Se bâtir un lendemain*, qui a été mis à la disposition de toutes les écoles secondaires de la province dans le but de renseigner les élèves sur les carrières variées et intéressantes du secteur du bâtiment.

Le sous-comité de l'élargissement des exportations et du remplacement des importations a mené plusieurs activités relatives au développement commercial, y compris une étude des possibilités d'exportation des produits et services de l'industrie du bâtiment de l'Ontario dans cinq pays d'Amérique latine. Parmi les autres activités du sous-comité, on relève une mission commerciale effectuée conjointement avec le ministère de l'Industrie, du Commerce et de la Technologie en Colombie et au Mexique afin d'étudier les possibilités d'exportation. En outre, le Secrétariat a invité un certain nombre d'entreprises ontariennes à participer à une exposition commerciale en République populaire de Chine.

Des cours ont été élaborés dans le but d'améliorer la productivité par la planification, l'établissement de calendriers et l'amélioration de la manutention. Par exemple, la Commission de stratégie pour l'industrie du bâtiment, en collaboration avec le Régime de garantie des logements neufs de l'Ontario, l'Institut de la gestion en construction et le Humber College of Applied Arts and Technology, a élaboré un cours sur la réduction des coûts et l'administration à l'intention des constructeurs de maisons et des entrepreneurs.

Le Comité directeur sur la réforme de la réglementation a poursuivi la consolidation et la rationalisation des lois et des règlements touchant le bâtiment, la rationalisation des exigences du Code du bâtiment, et l'élaboration d'un régime de réglementation efficace pour l'industrie du bâtiment en Ontario. Parmi les initiatives en cours, on relève l'élaboration d'un cadre détaillé d'évaluation économique ainsi que d'évaluation de la sécurité et des risques, l'informatisation du Code du bâtiment et la diffusion d'un document de travail sur les modifications proposées à la *Loi sur le code du bâtiment.*

DIRECTION ONTARIENNE DU BÂTIMENT

La Section de la recherche et des politiques est chargée de la réforme des règlements,

Ces programmes comprennent le Programme d'exposés de principe des municipalités sur le logement, qui a été étendu, le Programme de subventions à la planification communautaire et RÉNOVAM (Programme de rénovation, d'amélioration, d'aménagement et de révitalisation économique des collectivités).
Ces initiatives encouragent les municipalités à prendre en considération le besoin et la demande possibles de logements dans des secteurs non aménagés, à étudier les règlements locaux d'utilisation du sol, à apporter des améliorations aux services et aux installations communautaires et à appuyer au besoin la création de logements.

Plusieurs nouveaux programmes ont été lancés, tels que le Service consultatif sur le réaménagement des logements et le programme Bon voisinage, pour sensibiliser les constructeurs et le grand public aux possibilités de création de logements dans les secteurs aménagés.

En outre, le Programme de conversion en logements locatifs et le Programme de logement partagé verront leurs activités s'intensifier pendant les trois prochaines années.

Utilisation du sol
La Direction est chargée d'élaborer les politiques du ministère sur le recours au processus d'utilisation du sol dans la création de logements.

En 1987, la Direction a contribué à l'élaboration de directives sur les logements abordables et l'optimisation domiciliaire, ce qui l'a amenée, à la fin de l'exercice, à s'engager à élaborer un énoncé de principes en vertu de la *Loi sur l'aménagement du territoire*.

La Direction contribue également à l'étude de questions relatives à l'utilisation du sol, à l'élaboration de propositions législatives et à la conception d'initiatives en matière d'utilisation du sol envisagées par le gouvernement ou d'autres ministères.

Prise de contact avec les consommateurs
L'exposition itinérante "Préservation des logements" (Home Conservation Centre) a été mis en vedette à 15 salons de l'habitation et sept conférences au cours de l'exercice. Les Prix Rénovations Ontario, qui encouragent l'excellence dans la rénovation, ont été remis lors de la septième cérémonie annuelle tenue à Toronto, en octobre 1987.

Logements pour personnes âgées
Le projet de collectivités pour retraités vise à encourager les municipalités à rationaliser et à accélérer leur processus d'approbation de l'aménagement et de la construction de collectivités pour retraités. À la fin de l'exercice, six municipalités au total avaient reçu des fonds au cours de la première étape du projet.

Dans le cadre du projet-pilote de copropriété pour personnes âgées, des subventions de démarrage ont été accordées pour quatre projets de création de logements pour personnes âgées. Ce projet, qui a pris fin au début de 1988, avait pour objet, entre autres, de prouver la faisabilité de diverses formes de copropriété, y compris les coopératives, les condominiums et les baux à long terme.

La Direction a en outre entrepris une évaluation des répercussions sociales et techniques, ainsi que des effets sur l'aménagement et les règlements, des logements mobiles pour personnes âgées (appelés couramment "pavillons grand-mère" ou encore "pavillons-jardin").

PRIORITÉ AU LOGEMENT
Dans le discours du Trône, prononcé en avril dernier, le gouvernement a annoncé une politique de priorité au logement qui s'appliquerait à toutes les terres provinciales disponibles dans le but de créer des logements pour les personnes à revenu faible ou modeste.

Comme il a été précisé dans le discours du Trône, les terres du gouvernement qui ne peuvent se prêter à la construction de logements seraient vendues, et le produit de ces ventes serait consacré à des initiatives en matière de logement.

L'élaboration d'un plan global visant à favoriser la collaboration entre les ministères sur les questions de disponibilité et d'accessibilité des logements a commencé à la fin de l'exercice.

province, tous les logements locatifs du secteur privé soient entretenus de manière acceptable.

Parmi les membres du Conseil, nommés en juillet 1987, on trouve des représentants de groupements de locataires, d'associations de locateurs, de l'industrie du bâtiment, d'associations d'inspection, de municipalités et du gouvernement provincial.

Le Conseil est chargé :
- d'examiner tous les ordres rendus en vertu de lois touchant les normes de biens-fonds, la santé et la sécurité dans le but de déterminer s'il y a inobservation d'une norme importante. Le Conseil rapporte à la ministre du Logement les cas d'inobservation qui pourraient donner lieu à des pénalités touchant les loyers si les travaux ne sont pas effectués;
- de fixer et d'appliquer ses propres normes d'entretien minimales pour les régions de la province où aucune norme n'est en vigueur;
- de recommander à la ministre du Logement des solutions à long terme pour l'entretien des logements locatifs en Ontario;
- d'informer et de conseiller les locateurs et les locataires au sujet de son mandat et des avantages d'un bon entretien.

Au cours de ses 10 premiers mois d'activité, le Conseil et son personnel ont tenu des réunions et organisé des ateliers dans toute la province à l'intention de diverses associations de locateurs et de locataires, des municipalités et d'autres organismes d'application de la loi.

À la fin de l'exercice, le Conseil poursuivait l'élaboration de ses normes d'entretien minimales, qui seront imposées dans les régions où il n'existe pas de règlements en la matière.

COMMISSION DE LOCATION RÉSIDENTIELLE

La *Loi sur la location résidentielle* relevait toujours de la Commission de location résidentielle pendant l'exercice. Cette loi a été abrogée par suite de l'adoption de la *Loi de 1986 sur la réglementation des loyers d'habitation*, qui stipule que la Commission doit achever ses activités en cours avant d'être dissoute.

Les commissaires et les commissaires d'appel de la Commission, avec le soutien administratif du Groupe de la gestion des ressources générales, ont continué pendant tout l'exercice à s'occuper des affaires de la Commission.

Au total, 804 audiences ont été tenues de janvier 1987 au 31 mars 1988. Parmi elles, 510 avaient été demandées par des locataires et 294 par des locateurs.

Au cours de la même période, la Commission a perdu certains commissaires et commissaires d'appel, surtout en raison de la création de nouveaux organismes ministériels chargés de l'application de la *Loi de 1986 sur la réglementation des loyers d'habitation*.

Cependant, bon nombre de ces commissaires ont continué à participer, tel que requis, aux audiences et aux appels de la Commission.

Cette participation a nécessité la collaboration étroite de la Commission de location résidentielle et de la Commission de révision des loyers ainsi que des groupes des politiques de logement et de la gestion des ressources générales du ministère.

Au 31 mars 1988, il était prévu que les commissaires d'appel qui avaient demeuré à la Commission tiendraient toutes les audiences prévues d'ici la fin du prochain exercice.

DIRECTION DES POLITIQUES DE L'OFFRE DE LOGEMENTS

Cette direction effectue des recherches sur le logement, surveille la situation économique et les tendances de l'industrie qui influent sur les politiques de logement, formule des recommandations sur les politiques touchant la propriété dans le secteur privé et le logement locatif, élabore de nouveaux programmes et contrôle et évalue les programmes déjà en place. Ces activités portent aussi bien sur les nouveaux logements que sur les logements existants.

Parmi les activités entreprises au cours de l'exercice, on relève les suivantes :

Logements pour personnes handicapées
La mise en oeuvre d'initiatives en matière de logement pour personnes handicapées a commencé au cours de l'exercice. Le Programme de rénovation des logements de l'Ontario pour personnes handicapées s'est révélé plus populaire que prévu, et son budget a été augmenté.

Programme de remise en état des petits immeubles
Ce programme, conçu pour préserver les petits immeubles locatifs anciens, a été étendu aux maisons de chambres et aux logements de type centre d'accueil. Cette extension du programme fait suite à une recommandation du Groupe de travail de l'Ontario sur les personnes en pension et locataires de chambres meublées.

Optimisation domiciliaire
En collaboration avec le ministère des Affaires municipales, le ministère a élaboré une série de programmes pour créer de nouveaux logements dans les secteurs déjà aménagés et dans les immeubles existants, processus désigné sous le nom d'optimisation domiciliaire.

appelés à faire enregistrer les loyers qu'ils demandaient au 1er juillet 1985 pour tous les logements de ces ensembles. La grande majorité d'entre eux se sont conformés à cette exigence avant la date limite du 1er mai 1987.

Le Registre a ensuite commencé à aviser les locataires des renseignements enregistrés par les locateurs ainsi que de leur droit de contester ou de corriger tout renseignement dans un certain délai. Les locateurs ont également reçu les données enregistrées au sujet de leurs ensembles et ont été informés de leur droit de les corriger.

Les locataires concernés peuvent communiquer avec leur bureau local de révision des loyers pour prendre connaissance des renseignements enregistrés au moyen de l'ordinateur.

Une fois fixé le loyer de base pour 1985, l'ordinateur du Registre met automatiquement les loyers à jour chaque année, ce qui permet aux locateurs et aux locataires actuels et éventuels de connaître le loyer maximal en vigueur d'un logement en téléphonant à l'un des 21 bureaux locaux de révision des loyers.

Plus tard, des renseignements similaires sur les loyers seront recueillis pour les ensembles comprenant moins de sept logements.

En plus de recueillir des renseignements sur les loyers et de s'assurer que les locateurs se conforment au processus d'enregistrement, le Registre est chargé d'enquêtes dans plusieurs domaines.

Le personnel fait enquête sur les divergences entre les renseignements enregistrés par les locateurs et ceux qui figurent déjà dans leur Registre et qui proviennent d'ordonnances, d'ordres ou d'arrêtés antérieurs de révision des loyers. Il enquête également sur les plaintes des locataires au sujet de renseignements déposés par leur locateur ainsi que sur diverses infractions, pour lesquelles il peut engager des poursuites.

Le Registre des loyers appuie également la Direction des services de révision des loyers dans l'élaboration de systèmes informatiques, l'éducation du public et la formation du personnel.

DIRECTION DE LA POLITIQUE DE RÉVISION DES LOYERS

La Direction de la politique de révision des loyers est chargée d'élaborer des recommandations au sujet des politiques, des lois, des réglements, des directives et des procédures générales concernant la révision des loyers.

Elle offre également des conseils en matière de planification interne, de recherche et de gestion à la Division de la révision des loyers.

La section responsable de l'analyse des programmes fournit des services de recherche et de statistique et effectue des études de planification stratégique et d'organisation. Cette section contrôle l'efficacité des programmes de révision des loyers.

La section chargée des politiques élabore les propositions de politique en matière de révision des loyers. Elle évalue les effets que pourraient avoir les changements proposés aux lois et aux règlements sur le marché du logement locatif et participe à l'examen des politiques à l'échelle du ministère.

La section chargée des finances et de la gestion des biens prépare les règlements pris en application de la *Loi de 1986 sur la réglementation des loyers d'habitation*. Elle est également chargée de déterminer quels sont les éléments du processus de calcul des loyers qui ne sont pas couverts par les lois, les règlements et les directives. Elle s'efforce aussi trouver des solutions aux problèmes touchant les finances et la gestion des biens.

PROGRAMME DE PROTECTION DU LOGEMENT LOCATIF

La *Loi de 1986 sur la protection du logement locatif* vise à préserver les logements locatifs de l'Ontario.

En vigueur depuis le 10 juillet 1986, cette loi limite certaines activités qui ont pour effet de réduire le nombre de logements locatifs dans la province.

Aux termes de la loi, tout projet de conversion, de démolition, de rénovation, ou de division en propriétés individuelles ou toute autre modification de l'utilisation de logements locatifs dans la province doit être autorisé par le conseil municipal.

Le personnel responsable du Programme de protection du logement locatif est chargé de l'application de la loi. Il fournit des renseignements aux municipalités et au grand public, et conseille les municipalités au sujet de demandes particulières.

À la fin de l'exercice, la loi était en cours de révision. Un processus de consultation permettra à tous les intéressés de rencontrer des responsables du ministère et de faire part de leurs observations au gouvernement sur l'avenir de la législation ontarienne en matière de protection du logement locatif.

CONSEIL DES NORMES DE LOCATION RÉSIDENTIELLE

Le Conseil des normes de location résidentielle, élément important du système de révision des loyers, a été institué pour veiller à ce que, dans la

ou d'ordres de révision de loyer, et à enquêter sur les infractions pour entreprendre éventuellement des poursuites.

La Commission de révision des loyers, organisme quasi-judiciaire chargé d'entendre les appels de décisions rendues par les bureaux locaux de révision des loyers, a été elle aussi constituée en 1987. Elle présentera un rapport annuel distinct pour le présent exercice.

En mai, le Conseil des normes de location résidentielle, qui contribue à faire en sorte que les propriétés locatives résidentielles soient entretenues de manière acceptable, a commencé ses activités par la nomination d'un président et de commissaires, et a tenu de nombreuses réunions avec des municipalités et des associations d'inspection de toute la province.

Au 31 mars 1988, le Conseil avait reçu d'organismes et de municipalités de la province 5 363 ordres de travaux. Il a examiné 2 600 de ces ordres, et quelque 1 300 ont été exécutés par les locateurs. Le Conseil a fourni un compte rendu aux Services de révision des loyers au sujet de 502 ordres.

Le Programme de protection du logement locatif, lancé en juillet 1986, en était également à sa première année complète de fonctionnement.

À la fin de l'exercice, 181 demandes d'observations avaient été reçues de conseils municipaux. Sur les 36 demandes d'exemption de la loi, 21 ont été acceptées, deux sont encore à l'étude et 13 ont été retirées ou réglées d'une autre manière.

Au cours de l'exercice, on a accordé une grande importance à l'information des locateurs et des locataires au sujet de la révision des loyers. Quelque 12 000 personnes ont assisté aux séances d'information publiques qui ont été tenues et dont le nombre était supérieur à 350.

En outre, un programme d'aide financière a été établi dans le but d'aider les locateurs et les locataires à organiser eux-mêmes des activités d'information. Le ministère a ainsi versé environ 125 000 $ au total pour la tenue de séminaires, de réunions publiques et de séances entre les locateurs et les locataires ainsi que pour la publication de guides et de dépliants sur la révision des loyers.

De plus, une série de guides et de brochures a été mise à jour et publiée pour compléter les documents existants et mieux informer le public au sujet de la révision des loyers.

Les activités de mise à exécution de la loi ont également pris une grande importance au cours de l'exercice; en effet, le public a commencé à dénoncer des infractions au personnel du ministère chargé des enquêtes.

À la fin de l'exercice, 11 condamnations ont été infligées à des personnes qui ont demandé des pots-de-vin pour la location de leur logement; elles ont dû payer des amendes de 200 à 1 500 $ et rembourser les sommes que leur avaient remises les locataires.

DIRECTION DES SERVICES DE RÉVISION DES LOYERS

Cette direction a trois grandes fonctions : étudier les demandes des locateurs et des locataires et prendre des arrêtés de révision des loyers, organiser des activités d'information pour veiller à ce que les locateurs et les locataires connaissent leurs droits et obligations aux termes de la loi, ainsi qu'effectuer des enquêtes et porter des accusations dans les cas d'infraction à la loi.

Le bureau principal de la Direction est situé à Toronto; les quatre bureaux régionaux de London, Sudbury, Ottawa et Toronto fournissent un soutien administratif et technique à 21 bureaux locaux. Les bureaux régionaux contribuent également à coordonner les activités des bureaux locaux et à veiller à ce que toutes les parties de la province soient soumises aux mêmes normes.

Le personnel des 21 bureaux locaux de la Direction connaît à fond la *Loi de 1986 sur la réglementation des loyers d'habitation* ainsi que la *Loi sur la location immobilière*, et c'est donc à lui que les locateurs et les locataires doivent d'abord s'adresser pour obtenir un large éventail de renseignements.

En outre, le personnel des bureaux locaux collabore étroitement avec les associations de locateurs et de locataires pour organiser des séminaires, des ateliers et des réunions publiques sur des questions touchant les locateurs et les locataires dans le but de les informer.

Par ailleurs, les bureaux locaux examinent les demandes de révision de loyer, recueillent des renseignements, organisent des rencontres entre les locateurs et les locataires et apportent de l'aide générale aux deux parties au cours du processus de révision. Une fois la décision prise, le bureau prend un arrêté.

Le personnel des bureaux locaux aide également les locateurs à enregistrer leurs logements au Registre des loyers, impose la suspension des augmentations de loyer, ou la perte du droit de percevoir de telles augmentations, afin de faire respecter les ordres d'entretien examinés par le Conseil des normes de location résidentielle, et met des documents à la disposition de la Commission de révision des loyers.

REGISTRE DES LOYERS

Le Registre des loyers de l'Ontario est chargé d'enregistrer sur ordinateur le loyer maximal qui peut être exigé selon la loi pour les logements locatifs du secteur privé.

En 1987, le processus d'enregistrement a été mis en branle; les locateurs d'ensembles d'habitation de plus de six logements ont été

MINISTÈRE DU LOGEMENT
GROUPE DES POLITIQUES DE LOGEMENT

Le Groupe des politiques de logement, chargé de tout ce qui concerne le marché du logement, a été formé en 1987 à la suite d'une réorganisation du ministère du Logement.

Le Groupe comprend deux grandes composantes : le programme de révision des loyers et la Direction des politiques de l'offre de logements.

En vertu du programme de révision des loyers, le Groupe est chargé de l'application de la *Loi de 1986 sur la réglementation des loyers d'habitation*, qui régit les augmentations de loyer des logements locatifs privés, et de la *Loi de 1986 sur la protection du logement locatif*, qui régit la conversion et la démolition de propriétés locatives. Les services du programme de révision des loyers renseignent également la population sur ses droits et obligations en vertu de la *Loi sur la location immobilière*.

La Direction des politiques de l'offre de logements est chargée de l'élaboration de politiques et de programmes qui favorisent en Ontario la création de logements adéquats et abordables et l'accession à la propriété.

PROGRAMME DE RÉVISION DES LOYERS

L'exercice 1987-1988 constitue la première année complète de fonctionnement du programme de révision des loyers, institué en décembre 1986 à la suite de l'adoption de la *Loi de 1986 sur la réglementation des loyers d'habitation*. Cette loi a établi un régime de révision des loyers conçu pour que les locateurs et les locataires soient traités d'une manière juste et équitable et qu'ils aient la possibilité de comprendre le processus de révision et d'y participer.

Parmi les activités déployées au cours de l'exercice, on relève l'élargissement de la révision des loyers à l'ensemble des logements locatifs du secteur privé en Ontario; la création d'un registre des loyers, d'un Conseil des normes de location résidentielle et d'une Commission de révision des loyers; le calcul du taux d'augmentation des loyers; la création d'un programme complet d'éducation des locateurs et des locataires; la poursuite du programme de protection des logements locatifs et l'ouverture de bureaux d'enquête pour veiller au respect de la loi.

En outre, un réseau de bureaux régionaux et locaux de révision des loyers a été mis en place dans toute la province, l'embauche et la formation de centaines d'employés ont été effectuées, un ensemble de grands programmes informatiques a été élaboré pour le traitement de l'information, un éventail de règlements ont été adoptés pour régir la révision des loyers et de nombreux guides, brochures et documents d'information ont été distribués au grand public.

L'élargissement de la révision des loyers aux logements construits après 1975 a constitué pour le programme le plus grand défi à relever au cours de l'exercice.

Auparavant, ces 150 000 logements n'étaient pas assujettis à la révision des loyers, et les locataires pouvaient subir des augmentations de loyer en tout temps et sans restrictions.

Depuis 1987, les locateurs de ces logements doivent présenter une demande pour justifier des augmentations de loyer supérieures à 4 pour cent à compter du 1er août 1985, et à un pourcentage fixé chaque année par la suite.

À la fin de l'exercice, le programme avait reçu quelque 17 927 demandes relativement à ces logements. Par ailleurs, 4 689 demandes ont été reçues de locataires voulant se faire rembourser des excédents de loyer.

Il a également reçu le nombre normal de 3 813 demandes concernant des logements qui étaient déjà assujettis à la révision des loyers, ainsi que 745 autres demandes.

Au 31 mars 1988, il avait au total 23 367 demandes à régler. À cette date, 3 807 demandes avaient été réglées.

Le taux d'augmentation des loyers, qui est fixé chaque année en fonction de l'inflation, a été établi pour 1988 à 4,7 pour cent, par rapport à 5,2 pour cent l'année précédente.

Le Registre des loyers a amorcé le processus d'enregistrement de plus d'un million de logements du secteur privé.

Dans le cadre de la première étape de cet enregistrement, les locateurs d'ensembles d'habitation comptant plus de six logements ont dû déclarer les loyers perçus en 1985 le 1er mai 1987 au plus tard. Environ 85 pour cent des locateurs ont respecté ce délai.

En août, le Registre a commencé à offrir un service informatisé de renseignements au public par l'entremise des 21 bureaux locaux de révision des loyers, ce qui permet aux locataires actuels ou éventuels de prendre connaissance du loyer déclaré par le locateur.

En septembre, le Registre a commencé à aviser les locataires du loyer déclaré par leur locateur, ce qui a permis aux locataires de vérifier et, le cas échéant, de contester les renseignements fournis.

À la fin de l'exercice, environ 95 pour cent des locateurs visés par la première étape de l'enregistrement avaient fait les formalités nécessaires. Le service de renseignements dispose de données sur quelque 240 000 logements; en outre, environ 70 000 locataires ont été informés du loyer déclaré par leur locateur.

Entre-temps, le Registre a continué à faire en sorte que les locateurs qui n'avaient pas encore fait enregistrer les loyers qu'ils perçoivent le fassent, à enquêter sur les divergences entre les renseignements fournis par les locateurs et ceux que le Registre a extraits d'ordonnances, d'arrêtés



Bureau du
Sous-ministre

Ministère
du
Logement

777, rue Bay
Toronto (Ontario)
M5G 2E5

L'HONORABLE CHAVIVA HOSEK
MINISTRE DU LOGEMENT

MADAME,

C'est avec plaisir que je soumets à votre approbation le rapport annuel de 1987-1988 du ministère du Logement.

Je vous prie d'agréer, Madame le ministre, l'expression de mes sentiments respectueux.

Le sous-ministre,

Bryan Davies



Ontario

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Ministre

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du
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À L'ATTENTION DE SON HONNEUR
le lieutenant-gouverneur de la province de l'Ontario
l'honorable LINCOLN M. ALEXANDER, c.r., C.St-J., B.A., L.L.B.

Nous avons le plaisir de soumettre à l'attention de Votre Honneur et de l'Assemblée législative le rapport annuel du ministère du Logement de l'Ontario pour l'exercice se terminant le 31 mars 1988, et le rapport annuel de la Société de logement de l'Ontario pour l'année civile 1987.

Nous vous prions d'agréer, Votre Honneur, l'expression de nos sentiments respectueux.

La ministre,

Chaviva Hošek

Chaviva Hosek

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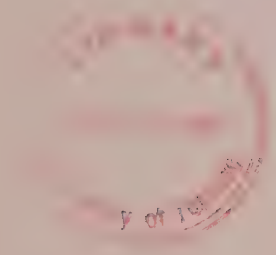
Chaviva Hosek, ministre

RAPPORT ANNUEL

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Ontario

Ministry of Housing

ANNUAL REPORT 1988 • 1989

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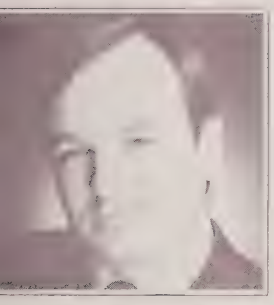
THE HONOURABLE
LINCOLN M. ALEXANDER,
Q.C, K. St.J., B.A., L.L.D.
Lieutenant Governor of
the Province of Ontario

MAY IT PLEASE YOUR HONOUR:

For the information of Your Honour and the Legislative Assembly, we have the privilege of presenting the Annual Report of the Ministry of Housing for the fiscal year ending March 31, 1989, and the Annual Report of Ontario Housing Corporation for the calendar year 1988.

Respectfully submitted,

John Sweeney
Minister



Ontario

Office of the Deputy Minister

Bureau du Sous-ministre

Ministry of Housing

Ministère du Logement

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THE HONOURABLE
JOHN SWEENEY
MINISTER OF HOUSING

SIR:

I have the honour to submit for your approval the 1988/89 Annual Report of the Ministry of Housing.

Respectfully submitted,

B.P. Davies
Deputy Minister

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HOUSING SUPPLY POLICY AND RENT REVIEW WING

HOUSING SUPPLY POLICY BRANCH

The branch undertakes basic housing research, monitors economic conditions and trends in the shelter industry that affect housing policies, develops strategic policy recommendations for private market ownership and rental housing, develops new programs and monitors and evaluates existing programs. These activities deal with both new housing and the existing housing stock.

The branch is responsible for developing ministry policies on how the land use process should affect the development of housing.

In August, 1988, the Draft Policy Statement on Housing in relation to land use planning was released jointly by the Minister of Municipal Affairs and the Minister of Housing. The proposed statement, issued under the Planning Act, is intended to: provide that a substantial portion of new residential development is affordable to households of low- and moderate- income; encourage the streamlining of the approvals process; increase the supply of land available for housing; increase the range of housing types and sizes; and promote the intensification of established areas for new housing.

The branch was involved in co-ordinating, in co-operation with the Ministry of Municipal Affairs, the joint Association of Municipalities of Ontario/Industry/Government Steering Committee to examine the planning and development approvals process.

In addition, the branch is responsible for ongoing contributions to land use related issues, and legislative proposals and land use initiatives considered by the government.

In co-operation with the Ministry of Municipal Affairs, the ministry has developed a series of programs to help create more housing units from existing buildings and established areas, a process known as residential intensification.

These include enrichments to the Municipal Housing Statement, Community Planning Grants and PRIDE (Program for Renewal, Improvement, Development and Economic Revitalization) programs.

Their purpose is to encourage municipalities to consider the potential need and demand for housing in established areas, to examine local land use regulations and to improve community services and facilities to support more housing, where necessary. These programs were being revised to provide funding to municipalities so they can help meet the objectives of the Draft Housing Policy Statement.

The Home Planning Advisory Service and Local Neighbors Grant programs also provided help to municipalities. They assist producers and the general public in understanding opportunities for more housing in established communities.

The ministry also provided funds under the Convert-to-Rent and Home Sharing programs to support residential intensification. The ministry now co-funds 17 Home Sharing programs, operated by municipalities, to help persons find suitable shared accommodation.

The implementation of disabled housing initiatives, announced in 1987, continued during 1988-89. Applications for assistance under the Ontario Home Renewal Program continued at a high level.

The program, designed to preserve older, low-rise rental housing, was extended to include owner-occupied duplexes and triplexes. As well, new guidelines were put in place to extend eligibility to older rooming, boarding and lodging houses. New provisions were developed to minimize tenant disruption during the rehabilitation process.

The Home Conservation Centre was featured at 18 home shows and four conferences during the year. As well, the Ontario Renovation Information Centre provided advice and demonstrations of rehabilitation and repair techniques to 5,000 visitors.

RENT REVIEW

The rent review program administers the Residential Rent Regulation Act, 1986, and the Rental Housing Protection Act, and provides information on the Landlord and Tenant Act.

The Residential Rent Regulation Act regulates rent increases which can be charged for private residential rental housing.

The Rental Housing Protection Act regulates conversions and demolitions, as well as renovations and repairs to rental accommodation.

RENT REVIEW SERVICES BRANCH

The branch has three areas of responsibility: reviewing and issuing decisions on rent review applications; educating landlords and tenants about their rights and responsibilities under the law; and enforcing laws pertaining to private rental accommodation.

Much of the activity of the branch is decentralized. Staff at 20 local rent review services offices are fully versed in all aspects of the Residential Rent Regulation Act, the Landlord and Tenant Act and the Rental Housing Protection Act.

Local administrators are responsible for reviewing landlord and tenant rent review applications in their area and issuing decisions, or Orders, on each case. Activities are co-ordinated by four regional offices, and a head office in Toronto.

Because rent review legislation introduced in December, 1986, extended protection to virtually all private rental units in the province, a significant number of applications for rent review resulted during 1987 and 1988.

At the beginning of the year under review, there were about 23,000 applications before rent review waiting to be resolved. Resolving these applications was the top priority of the branch in the last fiscal year.

By year's end, the number of applications awaiting disposition had been reduced to 14,512. Of this number, 10,957 applications were from landlords seeking rent increases beyond the guideline; 2,647 were from tenants seeking rent rebates or disputing rent increases, and 908 applications were for other rulings.

In total, some 26,467 applications have been resolved by rent review staff since the introduction of the Residential Rent Regulation Act in December, 1986.

Average rent increases allowed by rent review in 1988 were 11.3 per cent while the average rent rebate awarded to tenants was $1,004.

The rent review guideline (the amount rents can increase without applying for rent review) declined for the third consecutive year.

Calculated by a formula which is tied to several inflation factors, the guideline was announced as 4.6 per cent for 1989, reduced from 4.7 per cent in 1988. In 1987, the guideline was 5.2 per cent and 6 per cent in 1986.

In addition to concentrating efforts on resolving applications, rent review services staff have continued to emphasize education activities.

Since 1986, some 600 information meetings with landlords, tenants and others have been held, reaching approximately 23,000 people.

In addition, 19 tenant and landlord groups have received $346,564 in funding under the Landlord-Tenant Education program to carry out their own education projects.

A variety of literature on rental legislation was distributed across the province to various associations, legal clinics, community groups and information centres.

And, in an effort to address the needs of Ontario's multicultural population, selected rent information literature was translated into several other languages and distributed province-wide.

Compliance activities escalated during the year as additional investigators were hired by the ministry to handle

complaints regarding the payment of "key money." Key money refers to under-the-table payments made by prospective tenants as a condition of getting a rental unit.

By the end of 1988, some 588 complaints had been received. Twenty-six convictions resulted, with fines ranging from $100 to $1,500. Restitution was made to tenants in the majority of cases.

RENT REGISTRY

Ontario's rent registry records on computer the maximum legal rents that can be charged for private residential rental units.

Once these base rents are recorded, the computer automatically updates the information as required. This feature allows landlords, tenants, and others to find out the current maximum rent for any unit by calling any of the 20 local rent review offices.

Rental information for some 540,000 units is now recorded in the registry inquiry system. Further enhancements to the computer program were being planned at year's end.

In addition to compiling rental information, the registry conducts enforcement activities in two major areas.

First, the registry investigates offences concerning rent registration. The registration process involved landlords of complexes with more than six units who were required by law to register their rents with the registry by May 1, 1987.

While the vast majority of landlords complied, action was launched by the registry against landlords of 65 complexes involving some 1,000 units.

In 45 of these cases, landlords were prevented from collecting any rent increases until they registered their rents, while 11 registered their rents voluntarily once advised of possible penalties. The remaining nine cases were still to be settled at year's end.

Second, the registry investigates a variety of illegal rent offences. By the end of the year, the registry had launched 518 investigations, resulting in 35 convictions. Fines ranged from $100 to $1,200.

Throughout the year, the rent registry continued to provide support to the rent review services branch in computer systems development, staff training and other areas.

RENT REVIEW POLICY BRANCH

The rent review policy branch develops policy recommendations regarding the Residential Rent Regulation Act and the Rental Housing Protection Act. Duties include formulating regulations, policy guidelines and legislation as well as developing general procedures for the rent review system.

The branch is divided into three main areas: the program analysis section; the policy section; and the financial and property management section.

The program analysis section provides the rent review program with corporate planning, research and management advice. In addition, the results of the rent review system are monitored by this section.

Rent review policy proposals are prepared by the policy section of the branch. In addition, this section evaluates the effect proposed changes in legislation might have on the rental housing market, and participates in ministry-wide policy reviews.

The financial and property management section of the branch develops regulations for the Residential Rent Regulation Act. In addition, this section helps ensure a comprehensive rent determination process and devises solutions to financial and property management issues.

RENTAL HOUSING PROTECTION PROGRAM

The Rental Housing Protection Act helps preserve the existing supply of rental housing in Ontario by restricting certain activities.

These activities include converting rental accommodation to a co-operative form of ownership; demolishing rental buildings; renovating units; severing rental housing into individual ownerships; or otherwise changing the use of rental housing.

Failure to obtain municipal council approval for any of the activities mentioned can result in prosecution.

Since the Rental Housing Protection Act took effect July 10, 1986, seven convictions have resulted, with total fines ranging from $1,000 to $5,000.

RESIDENTIAL RENTAL STANDARDS BOARD

The Residential Rental Standards Board was established to help ensure that residential rental properties are maintained at an acceptable level.

The board includes representatives of tenant groups, landlord organizations, municipalities and the provincial government.

The duties of the board include:

- reviewing work orders issued anywhere in the province which identify defects in rental property; identifying those considered major health or safety risks; and reporting to rent review if repair work is not completed;
- establishing and enforcing its own minimum maintenance standards in areas of the province where there are none; issuing its own work orders to correct major defects when necessary; and reporting to rent review if repair work is not completed;
- recommending long-term solutions for maintenance of rental housing in Ontario; and
- educating landlords and tenants about the benefits of good property maintenance and the work of the Standards Board.

Since its inception, the board and its staff have held meetings and workshops throughout the province with various landlord and tenant groups, municipalities and other enforcement agencies.

As of March 31, 1989, the board had received some 11,000 work orders from provincial agencies and municipalities. These orders affected approximately 211,000 rental units.

The board reviewed 9,354 of these orders, with the result that 4,815 orders were complied with after landlords were advised by the board of possible rent penalties.

The board also reported to rent review on an additional 2,875 orders, of which an additional 1,077 orders have since been complied with. Rent penalties have resulted in 103 cases.

During the year, the board developed and applied its own minimum maintenance standard in 420 areas of the province which did not have maintenance by-laws in force. In these areas, the board has been undertaking its own inspections and issuing notices of violations and orders to repair as and where necessary.

At year's end, the board was in the final stage of preparing recommendations to the minister for long-term solutions, which were to be circulated for public comment.

RESIDENTIAL TENANCY COMMISSION

The Residential Tenancy Commission continued to administer the Residential Tenancies Act during the year, as provided by the Residential Rent Regulation Act, 1986.

A total of 33 initial level hearings and 103 appeal hearings were conducted, affecting a total of 3,994 units.

HOUSING ADVOCACY TASK FORCE

The ministry formed the Housing Advocacy Task Force in the Spring of 1988 following a consensus that the solution to Ontario's housing difficulties required initiatives on several fronts.

The task force operates chiefly in three areas:

- the participation in the land use planning and approvals environment to facilitate affordable housing production;
- the development of partnerships to enhance the production of housing;
- the seeking of opportunities for affordable housing.

The task force actively advocates for sponsors of affordable housing, especially sponsors of non-profit housing. Municipal and regional governments, which manage the land use planning process, are encouraged by the province to expedite the planning approvals process for affordable housing developments.

Examples of the types of interventions spearheaded by the task force include: organizing testimony at public hearings, Planning Committee hearings and hearings at the Ontario Municipal Board; appeal of exclusionary municipal by-laws to the Ontario Municipal Board for a ruling in light of planning principles and the provincial interest in affordable housing; and, negotiation and mediation with municipal officials and staff on specific rezoning and planned approvals.

The task force actively seeks municipal and community partnerships to build on the combined strengths of the provincial government and other institutions to better serve the need for affordable housing. Partnerships are directed at addressing housing problems, the solutions of which a single agency or level of government cannot satisfactorily address on its own.

Examples of partnerships struck by the task force and the ministry are:

- partnership agreements with the cities of Ottawa and Peterborough, which involve a broad array of program initiatives and outreach activities;
- partnership agreements with the Catholic Archdiocese of Toronto and the four Metropolitan Toronto United Church Presbyteries, which involve non-profit housing development on church land and housing education through church networks;
- a jointly sponsored demonstration project with the Toronto Real Estate Board on intensified land use for affordable home ownership.

Formal partnerships were under discussion with several other municipalities, community organizations and church groups.

The task force was involved in educational activities on housing problems and solutions, community development strategies in support of affordable housing, and collaboration with the Ministry of Municipal Affairs on the implementation of Ontario's Policy Statement on Housing.

The task force has a three-year mandate. It is expected that its functions will have been absorbed into the ministry's field structure by the end of that period.

BUILDING PROGRAMS WING

BUILDING PROGRAMS

The building programs wing addresses the needs of Ontario's largest economic sector and employer, the building industry, and has two branches.

The Building Industry Strategy Board was established in 1986 to lead the Ontario building industry towards enhanced employment, growth and development by establishing new markets at home and abroad; and facilitating performance improvements. Supporting the initiatives of the board, in a staff capacity, was the Building Industry Secretariat. Both the board and the secretariat concluded their mandate on March 31, 1989.

The Ontario Buildings Branch is responsible for making sure buildings have a high level of public safety. It also endeavors to create a supportive environment for the industry by improving the efficiency of municipal building departments.

BUILDING INDUSTRY STRATEGY BOARD

The board advised the minister and undertook initiatives to assist the industry in addressing a number of challenges — improving its productivity, establishing new markets and increasing employment. Industry, labor and government representatives comprised the 28-member board.

During the year under review, sub-committees of the board examined various topics. A building centre sub-committee investigated the feasibility of a world-class building centre for the province. A study on the need for such a centre and the industry's willingness to support such a centre was completed. The board endorsed the concept of the centre and at year-end was supporting a similar initiative being pursued by the Toronto Construction Association.

A sub-committee on construction information systems was established to develop a market survey for a building construction and trade information system. The results helped the board to determine the building industry's perception of information needs, use and technological awareness. The survey also assisted the board in determining the relevancy of a centralized data delivery service.

In the area of skills training and education, Future Building '88 - a joint initiative co-sponsored by Ontario's building industry, the Government of Ontario and the board - proved to be an overwhelming success. More than 50,000 young people from across the province attended the career exposition and acquired a new understanding of the building industry.

A training and education sub-committee's initiatives included the distribution of the "Building A Career" video and the teacher's curriculum guide - "The Building Industry - Career Opportunities", to high schools. Both pieces demonstrated the range of career opportunities in the building industry.

Several business and trade development activities were carried out by the export and market development sub-committee. They included joint trade missions with the Ministry of Industry, Trade and Technology to explore export opportunities in the People's Republic of China, Chile and the State of Ohio. The secretariat also hosted delegations from Argentina and Chile in Toronto.

In an effort to improve on-site productivity through pre-planning, cost effective scheduling and improved materials handling, a number of educational courses were developed. These included courses for trade and general contractors, and construction managers on construction performance.

A study was undertaken to identify the weaknesses and gaps in formal university education related to the needs of real estate development, planning, architecture, engineering, building science, management of building construction, and operation research and development, as perceived by industry practitioners, researchers and building owners.

ONTARIO BUILDINGS BRANCH

The branch's policy and research section is responsible for general policy development, including the regulatory reform program.

Highlights of the year's activities included: completion of a major portion of the legislative consolidation and streamlining process involving the acts and regulations impacting the building industry from other ministries; and a submission to the government of a comprehensive package of 38 amendments to the Building Code Act.

Studies were completed on: the deterioration and repair of parking garages; the feasibility of conducting a pilot program for private regulatory plans review and inspection by designated architects and engineers in the City of Toronto; preliminary considerations for development of a Code for Existing Buildings; and regulatory impediments to manufactured/factory built housing.

The municipal administration and education section helps municipalities to improve the efficiency and effectiveness of building departments. It provides a comprehensive education program for building officials and the building industry on the Building and Plumbing Codes and related legislation.

Activities during the year included:

- awarding of 50 grants totalling $200,000 to 49 municipalities and one municipal association to update and improve their building administration service;
- developing a new course to add to five existing ones on Plan Review and Inspection of single-family dwellings, and delivering 25 sessions to nearly 600 building officials and industry representatives across the province;
- co-sponsoring the development and delivery of a Wood Heat Safety course with the Canadian Wood Energy Institute and conducting 17 sessions for a total of 350 officials;
- establishing a municipal building industry liaison committee in the Greater Toronto Area to address issues such as lot grading, permit processing, site plan control, parking requirements and subdivision agreements;
- awarding 105 training grants to over 80 municipalities to assist with costs of attending training courses.

The code services section is responsible for the regulatory functions of the branch. It develops, maintains and amends the Ontario Building Code and the Plumbing Code. Advice and guidance are given to the building industry and building officials on building legislation and construction practices. A Code Development Unit was created to commence the code change cycle for the 1990 Ontario Building Code.

Activities during the year included:

- completing code assessment framework and application to Part 3 of the Ontario Building Code;
- completing development of computerized version of the Ontario Building Code;
- providing advisory services to the building industry on building regulations and administration including holding regional technical seminars;
- amending the Ontario Building Code including the addition of public pools, extending Part 11 renovation to all occupancies, and consolidation and streamlining of related regulations;
- establishing a public pools plans review service;
- updating and publishing revised Part 3 and Part 9 Guides and Illustrations, and developing and publishing Part 3.11 Public Pool Guide;
- conducting 15 Building Materials Evaluation Commission hearings and 35 Building Code Commission hearings.

ONTARIO HOUSING CORPORATION

ONTARIO HOUSING CORPORATION

At year's end, there were 84,404 units in the corporation's portfolio, managed by 58 local housing authorities across the province.

The housing authorities also administer the rent supplement program which included 15,087 units at year's end. These units accommodate low-income tenants in buildings owned by private landlords and help integrate lower-income tenants into a wider community.

An estimated 200,000 people are being assisted through OHC. All households pay rents that are based on their incomes, rather than on the size or type of their accommodation.

Applications on the housing priority list for rent-geared-to-income housing totalled 39,136 on December 31, 1988. The year-end breakdown was: 25,995 applications for family housing, 10,839 for senior citizen accommodation and 2,302 applications for housing for adults with disabilities.

Ontario

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Bureau du président

Ministry of Housing
Ministère du Logement

Ontario Housing Corporation
Société de logement de l'Ontario

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THE HONOURABLE
JOHN SWEENEY
MINISTER OF HOUSING

Sir:

It is my honour, on behalf of the Board of Directors, to present the Annual Report and Statement of Accounts of the Ontario Housing Corporation for the year ending December 31, 1988.

Respectfully submitted,

David B. Greenspan

David Greenspan
Chairman of the Board

REPORT OF THE CHAIRMAN OF THE BOARD

Board of Directors
(as of December 31, 1988)

D.B. Greenspan, Chairman; T. Casey, Vice Chairman; W. Baldwin; D. Barr; C.E. Beigie; E. Carragher; K. J. Gopie; F. Hanisch: G. Simms: T. Varone; M.P. Wall.

During the year under review, the board of directors undertook major policy initiatives to make OHC housing more accessible to new applicants and more fair to existing residents.

In January, the Minister of Housing announced that eligibility for rent-geared-to-income housing was being extended to previously ineligible households such as single persons and couples without children. The 58 local housing authorities, responsible for day-to-day administration of the OHC portfolio, implemented this new policy across the province.

The board moved forward with a new policy to make OHC housing more accessible to working applicants. Work-related expenses such as, but not limited to, child care costs would be taken into account when considering a household's need for subsidized housing. It is expected that this new policy will be implemented early in the new year.

For working families already housed by OHC, we began developing the complex procedures to remove the system's disincentives to their working. This involves deducting day care expenses, employment deductions and other work-related costs from our calculation of their incomes. The lower their incomes, the more easily they qualify for getting into our apartments.

We made a significant change to the special priority policy for housing battered women by extending it to include battered women without children.

OHC's housing stock is aging. Therefore, the board of directors completed a comprehensive study/model for making major improvements (called "regeneration") in social housing communities. A decision on a full-scale regeneration program awaits the completion of a nationwide study of public housing projects by our 50 per cent partner, Canada Mortgage and Housing Corporation.

In the interim, the board approved a number of "special projects" where modernization and improvement work could proceed. The board decided that the first such project would be the Moss Park neighborhood in Toronto and consultations on several design options were expected to begin with Moss Park residents in the new year.

The model for the regeneration process involves a new strategy to address social issues in these neighborhoods, with the aim of developing safe and caring communities.

In January, the board provided funding to the Ottawa Council for Low Income Support Services to establish a pilot project aimed at providing job skills training and improving job opportunities for OHC tenants.

During the year, the board approved a skills-based recreation pilot project in Hamilton. The goal is to develop the basic skills of children living in subsidized housing by encouraging them to participate in community recreation programs with standards and discipline.

Work on this pilot project was led by our tenant support services branch. Its purpose, within the Ministry of Housing, is to spearhead improvements in the quality of life for OHC's tenants.

We developed a comprehensive anti-drugs strategy to combat a problem that is having an adverse and sometimes tragic impact on some of OHC's developments, particularly in Metro Toronto.

We appreciate the unqualified co-operation of the Metropolitan Toronto Police Department which, under the leadership of Chief Jack Marks, significantly stepped up its efforts to tackle the drug problems in some of our Metro Toronto communities.

The scourge of illicit drugs is a broad problem not peculiar to OHC communities. However, it has a more severe impact on OHC communities than other communities because the poverty of OHC's tenants prevents their moving out when the drug dealers move in.

Major policy workshops for housing authority members were held in London in June and in Sault Ste. Marie in September. The theme of the 1988 workshops was "Social Housing — A Community Effort". These workshops concentrated on the expanding role of the housing authority chairmen and members and their key linkages with the community.

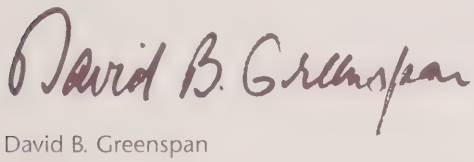
We expanded the highly-successful OHC bursary program. Bursary awards of $1,000 over two years were

awarded to 58 students living in Ontario Housing, the most bursaries granted in any year since the program was inaugurated in 1984.

In October, the board struck a committee to plan and oversee activities to commemorate OHC's 25th anniversary next year, with a special emphasis on participation of OHC residents. The committee selected "Celebrating Together" as the theme of the 25th anniversary activities. By year's end, the anniversary committee had completed its first project, the production of a 25th anniversary calendar and revised tenant handbook.

During the year under review, Glenda Simms of North Bay was appointed to the board while at year's end Doug Barr ended his term on the board.

At the end of 1988, I informed the board that I would be leaving my position as chairman early in the new year. I am pleased to note that during my three years as chairman, the corporation moved into the progressive mainstream. We introduced several programs, policies and practices to improve the dignity, comfort and security of the quarter-of-a-million people who call OHC home.



David B. Greenspan
Chairman

ONTARIO HOUSING CORPORATION

Financial Statements for the
year ended December 31, 1988

BALANCE SHEET AS AT DECEMBER 31, 1988

ASSETS	1988 ($000's)	1987 ($000's)
Investment in properties (note 5)		
Provincial housing	1,209,715	1,219,671
Federal-provincial housing	15,806	16,115
Student housing on leased land	61,553	62,073
Other	5,426	5,553
	1,292,500	1,303,412
Mortgages and loans (note 6)	36,382	31,413
Amount due from the Treasurer of Ontario	82,027	100,969
Accounts receivable	1,780	1,547
	1,412,689	1,437,341
LIABILITIES		
Long-term debt (note 7)		
Canada Mortgage and Housing Corporation	1,128,524	1,137,903
Other	20,115	20,242
	1,148,639	1,158,145
Accounts payable and accrued liabilities (note 8)	71,155	87,185
Bank Indebtedness	875	2,976
	1,220,669	1,248,306
EQUITY		
Contributed surplus (note 9)	192,020	189,035
	1,412,689	1,437,341

SEE ACCOMPANYING NOTES TO FINANCIAL STATEMENTS.

ON BEHALF OF THE BOARD:

T E Casey
VICE CHAIRMAN

EXECUTIVE DIRECTOR

Victor P. Augustine
TREASURER

ONTARIO HOUSING CORPORATION

Financial Statements for the
year ended December 31, 1988

STATEMENT OF OPERATIONS YEAR ENDED DECEMBER 31, 1988

HOUSING OPERATIONS	1988 ($000's)	1987 ($000's)
Assisted housing (note 10)		
Rental revenue	231,571	220,999
Expenses		
Property operating expenses	327,134	294,088
Grants in lieu of municipal taxes	86,483	82,453
Amortization (principal and interest)	115,089	115,141
	528,706	491,682
Loss on assisted housing	297,135	270,683
Rent supplement (note 11)	73,440	63,614
	370,575	334,297
Less: Canada Mortgage and Housing Corporation share	188,595	170,919
	181,980	163,378
Provincial contributions to municipal housing (note 12)	19,533	17,378
Rural and native housing (note 13)	3,908	3,554
Recovery of amortization (principal and interest)	(17,514)	(16,769)
Provincial share of loss on housing operations	187,907	167,541
OTHER EXPENDITURES		
Social housing payments (note 14)	0	19,017
Administration expenses (note 14)	0	2,318
	0	21,335
NET OPERATING COST FOR THE YEAR	187,907	188,876
FUNDS PROVIDED BY THE TREASURER OF ONTARIO	187,907	188,876

SEE ACCOMPANYING NOTES TO FINANCIAL STATEMENTS.

NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 1988

1 SIGNIFICANT ACCOUNTING POLICIES

The following summarizes the significant accounting policies used in preparing the accompanying financial statements:

i) The corporation uses the accrual method of accounting.

ii) Capital funds provided by the Treasurer of Ontario are not repayable and are therefore recorded as Contributed Surplus. However, to reflect the full costs of operating the projects, relevant amortization charges (principal and interest) are imputed and included in Loss on Assisted Housing. Such amortization is offset by a credit to Recovery of Amortization in the Statement of Operations.

iii) Land and buildings held as investments in provincial and federal-provincial properties are amortized on a basis equal to the reduction of the corresponding long-term debt. For the provincial portion of such investments, the reduction is made to Contributed Surplus.

iv) Furniture and equipment purchases are expensed in the year of acquisition.

2 SELF-INSURANCE

The corporation follows the policy of self-insuring its provincial and federal-provincial properties for property damage such as fire, water and vandalism. Costs of such repairs are charged to property operating expenses.

3 PENSION PLAN

The corporation provides pension benefits for substantially all permanent crown employees in the local housing authorities through participation in the Public Service Superannuation Fund and Superannuation Adjustment Fund established by the Province of Ontario. The corporation's share of contributions to these funds during the year was $3.6 million (1987 - $3.6 million). This amount represents the total obligation of the corporation and is included in housing operations - assisted housing and rent supplement expenditures in the Statement of Operations.

4 ADMINISTRATIVE SUPPORT SERVICES

The Ministry of Housing provides administrative support services to the corporation. The charge for these services is based on the estimated time spent by ministry staff on the corporation's activities. The adminstrative support services charge included in housing operations - assisted housing and rent supplement expenditures amounted to $21.4 million (1987 - $19.7 million).

5 INVESTMENT IN PROPERTIES

(a) PROVINCIAL HOUSING

This investment represents land and building costs of wholly-owned properties which are amortized over periods not exceeding 50 years.

	1988 ($000's)	1987 ($000's)
Cost	1,319,538	1,319,774
Less: accumulated amortization	109,823	100,103
Net book value	1,209,715	1,219,671

(b) FEDERAL-PROVINCIAL HOUSING

Federal-provincial properties are owned and operated on a partnership basis with Canada Mortgage and Housing Corporation (CMHC). The balance represents the corporation's share of land and building costs which are amortized over periods not exceeding 50 years.

	1988 ($000's)	1987 ($000's)
Cost	20,753	20,753
Less: accumulated amortization	4,947	4,638
Net book value	15,806	16,115

(c) STUDENT HOUSING ON LEASED LAND

This investment represents building costs to provide student accommodation on land leased from 11 universities and colleges. These costs are being repaid semi-annually to the corporation by the educational institutions over a 50 year period. When costs are fully repaid, title to the properties will be transferred to the respective institutions. The institutions retain the rental revenues and absorb the property operating expenses.

	1988 ($000's)	1987 ($000's)
Cost	67,890	67,890
Less: Educational Institution's equity	6,337	5,817
Net book value	61,553	62,073

(d) OTHER

	1988 ($000's)	1987 ($000's)
Land leased, at cost	2,308	2,308
Projects under development, at cost	1,078	1,205
Land inventory, lower of cost or estimated market value	2,040	2,040
	5,426	5,553

6 MORTGAGES AND LOANS

	1988 ($000's)	1987 ($000's)
Rural and Native Housing program (See note 13)	33,138	28,141
Other	3,244	3,272
	36,382	31,413

7 LONG-TERM DEBT

The corporation borrows funds from CMHC and the private sector to finance investments in real property. Such borrowings are repaid in accordance with agreement terms over periods not in excess of 50 years.

Interest is payable to CMHC and the private sector at various rates based on individual agreements ranging from 4.25% to 15% - weighted average rate of 8.19%.

Principal repayments are due as follows:

	($000's)
1989	9,982
1990	10,722
1991	11,519
1992	12,377
1993	13,301
Subsequent to 1993	1,090,738
	1,148,639

While the corporation is indebted for capital funds borrowed in respect of investment in provincial housing projects, the amortization charges (principal and interest) over the life of the projects are considered operating expenses under the cost sharing agreement with CMHC. Under this agreement, CMHC contributes 50% of the amortization charges (principal and interest) and the corporation absorbs the remaining 50%.

8 ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

	1988 ($000's)	1987 ($000's)
Canada Mortgage and Housing Corporation	17,006	40,362
Other	54,149	46,823
	71,155	87,185

9 CONTRIBUTED SURPLUS

	1988 ($000's)	1987 ($000's)
Balance, beginning of year	189,035	185,926
Capital contributions received from province	5,312	4,814
Amortization (principal portion)	(2,327)	(1,705)
Balance, end of year	192,020	189,035

10 ASSISTED HOUSING

Under the assisted housing program, the corporation owns (either wholly or in partnership with CMHC) rental properties and provides rent-geared-to-income accommodation to households in need. The management of the properties is carried out through a network of local housing authorities who act as agents of the corporation. The loss on this program is shared with CMHC.

11 RENT SUPPLEMENT

Under the rent supplement programs, the corporation acquires the use of rental units from the private sector and then provides rent-geared-to-income accommodation to households in need. The corporation subsidizes the difference between the rent guaranteed to the landlord and the tenant portion of the rent. The costs for most of these programs are shared with CMHC.

12 PROVINCIAL CONTRIBUTIONS TO MUNICIPAL HOUSING

The corporation contributed $19.5 million (1987 - $17.4 million) to the Metropolitan Toronto Housing Company Limited towards operating costs for senior citizen apartment units.

13 RURAL AND NATIVE HOUSING

This program, administered by CMHC, provides subsidized home ownership to families in rural areas. Mortgage payments are geared to owners' incomes. The expense represents the corporation's share of the subsidy provided.

14 SOCIAL HOUSING PAYMENTS ADMINISTRATION EXPENSES

With effect from April 1, 1987, social housing payments and related adminstration expenses are being paid directly by the Ministry of Housing. As such, the 1987 figures represent payments from January to March, 1987.

15 LOAN GUARANTEE AGREEMENTS

Effective February 25, 1988, the Province of Ontario authorized the corporation to enter into loan guarantee agreements with lenders approved under the National Housing Act. This program is designed to assist non-profit housing corporations to acquire land for the development of social housing projects. The aggregate of all guarantees outstanding at any time is not to exceed $50 million. As at December 31, 1988, the corporation was committed to loan guarantees totalling $25.8 million.

16 LOAN INSURANCE AGREEMENTS

The corporation has entered into loan insurance agreements with CMHC pertaining to various projects under the Non-Profit Housing program administered by the Ministry of Housing. Under these agreements, CMHC will provide insurance on mortgage loans made by lenders approved under the National Housing Act for the purpose of purchasing, improving, constructing or altering housing units. While the insurance is provided by CMHC, the corporation is liable to CMHC for its share of all net costs incurred as a result of loan defaults. As at December 31, 1988, there were no loans in default under these agreements.

17 SUBSEQUENT EVENT

The corporation has undertaken to borrow long-term funds from Canada Pension Plan Investment Fund in an amount not to exceed $2.1 billion over a period of five years by issuance of debentures. The funds are to be used to provide mortgage financing for new, acquired or leased units under the HOMES NOW and Student Residences programs.

18 COMPARATIVE FIGURES

Comparative figures have been reclassified where necessary to conform to 1988 presentation.

OFFICE OF THE PROVINCIAL AUDITOR
BUREAU DU VÉRIFICATEUR PROVINCIAL

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To the Ontario Housing
Corporation and to the
Minister of Housing

I have examined the balance sheet of the Ontario Housing Corporation as at December 31, 1988, and the statement of operations for the year then ended. My examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as I considered necessary in the circumstances.

In my opinion, these financial statements present fairly the financial position of the Corporation as at December 31, 1988, and the results of its operations for the year then ended in accordance with the accounting policies described in Note 1 to the financial statements applied on a basis consistent with that of the preceding year.

D.F. Archer, F.C.A.,
Provincial Auditor.

Toronto, Ontario
May 10, 1989.

SOCIAL HOUSING WING

SOCIAL HOUSING WING

The key focus of the social housing wing is on programs and policies to enhance the quality and supply of housing for low- and moderate-income households, seniors citizens, people with disabilities and other persons with special needs.

Historically, the wing has provided on-going advice and support to local housing authorities, through Ontario Housing Corporation, in the management of the public housing portfolio to improve both the physical condition of the buildings and the quality of residents' lives.

In recent years, with the emergence of the non-profit and co-operative housing sectors, the wing has played a central role in promoting and assisting community-based sponsorship in the development and management of housing projects through a range of non-profit programs.

In addition to these responsibilities, the wing's network of field offices delivers a number of market-related programs involving private sector participation.

SOCIAL HOUSING PROGRAMS BRANCH

This branch develops and evaluates policies and programs for social housing, including public, municipal and private non-profit and co-operative housing, and provides advice on social housing issues.

The branch also conducts on-going discussions and negotiations with the federal government and consults with local housing authorities, non-profit sponsors, social service agencies and other ministries on housing matters.

Accomplishments during the year included:

- a joint Province-City of Toronto agreement for the redevelopment of St. Lawrence Square, an under-utilized industrial area of downtown Toronto, into a mixed-use neighborhood incorporating a large proportion of moderate-cost housing;
- consultations with the non-profit and co-operative housing sectors on program design leading to the October launch of HOMES NOW, a 30,000-unit non-profit housing program;
- implementation of the "open" eligibility policy in assisted housing which extended eligibility to single persons and couples without children;
- changes in the priority rating system for applicants to remove disincentives to those who work;
- provision of assistance, jointly with the Ministry of Community and Social Services, towards the formation of 37 local Access to Permanent Housing Committees established to help homeless persons obtain permanent shelter;
- implementation of the housing management standards and improvement program to enhance property management of assisted housing stock;
- a demonstration research project to evaluate emergency response systems in housing for senior citizens.

HOUSING FIELD OPERATIONS

Field operations, with its network of six regional offices, concentrates on the delivery and administration of social housing and market-related housing programs.

As well, the regional offices provide technical, financial and administrative support to the 58 local housing authorities which are responsible for the day-to-day management of the Ontario Housing Corporation portfolio.

For the year ending March 31, 1989, housing field operations activities included:

- about 32,000 housing units were allocated under various programs to municipal, private non-profit and co-operative housing sponsors. Some 7,000 units were allocated under the federal-provincial program, 4,000 under provincial non-profit initiatives and a further

21,000 under the provincial HOMES NOW program;

- Sector Support grants, aimed at improving the non-profit sector's ability to deliver and administer housing, were made to 10 non-profit organizations;
- 142 units were committed under the Capital for Permanent Housing for the Homeless program which offers permanent housing to households previously dependent on temporary shelter;
- more than 3,300 rental units were upgraded under the Low-Rise Rehabilitation program which was expanded to include rooming houses;
- 1,608 moderate-cost rent-geared-to-income units were created by private sector producers under Convert-to-Rent;
- under the Ontario Home Renewal program, 2,300 homeowners restored their homes to municipal standards; 750 households received assistance under the Ontario Home Renewal program for disabled persons to provide barrier-free access;
- initiatives were introduced to increase the number of rent-geared-to-income units in non-profit projects built prior to 1986. Tenants in such units pay rents based on their incomes, rather than on the size or type of unit they occupy.

TENANT SUPPORT SERVICES BRANCH

The branch facilitates and supports initiatives aimed at improving the overall quality of life for people living in Ontario Housing Corporation communities and residents of non-profit housing generally. It works with staff of housing authorities and other ministries, service providers and social housing resident groups.

Achievements during the year included:

- a pilot project towards a program in community-based skills development recreation for children residing in public housing;
- jointly with the Ministry of Community and Social Services, three pilot projects incorporating on-site child-care facilities into social housing communities;
- development of a comprehensive anti-drug strategy to address the threat of illegal drugs and violence in some Ontario Housing Corporation neighborhoods;
- enhancements to the OHC bursary program which offers students living in public housing financial assistance to continue on to post-secondary education;
- development of a plan for training staff in human rights, race and ethnic relations.

TECHNICAL SUPPORT SERVICES BRANCH

The branch provides architecture, engineering and appraisal standards and guidelines to the ministry's regional housing programs offices, Ontario Housing Corporation, local housing authorities and non-profit housing sponsors. It also develops generic specifications, standards and systems for the maintenance and conservation of OHC housing stock.

Accomplishments in 1988-89 included:

- a major review of the architectural and engineering guidelines and standards for the design and construction of families' and senior citizens' accommodation constructed under various ministry programs;
- improvements to OHC elevators to improve operation and prevent car top riding;
- a pilot program towards the development of a building conservation management system and publication of a technical newsletter dealing with methods, equipment, materials and products to enhance development, conservation and operation of government-supported buildings;
- continued upgrading of OHC fire alarm and emergency systems, as well as training of regional office and housing authority staff on worksite safety.

CORPORATE RESOURCES MANAGEMENT WING

CORPORATE RESOURCES MANAGEMENT WING

The corporate resources management wing provides central support and advice to assist the Ministry of Housing and the Ministry of Municipal Affairs, as well as their agencies, boards and commissions to achieve their program objectives.

The wing develops management policies and processes; sets administrative standards and guidelines; delivers essential resources and support services; and provides ongoing expertise in these areas to the ministries.

CORPORATE POLICY & PLANNING BRANCH

The branch advises and assists senior management in its corporate policy and planning activities; develops and co-ordinates the strategic planning process; engages in research, policy analysis and policy development with respect to corporate issues; co-ordinates policy within the ministry; and collects, interprets and disseminates statistical information on the housing market.

The branch also manages the ministries' financial resource allocations, estimates and results management processes, and ensures effective liaison with Cabinet and its committees.

FINANCIAL SERVICES BRANCH

The financial services branch offers a full range of financial services and advice. The branch co-ordinates and controls the financial management function and promotes the integrity of systems for cash management, budgeting, accounting, cost sharing with the federal government and financial reporting. In its controllership role, the branch provides financial policy direction to the two ministries and the crown agency Ontario Housing Corporation, and establishes procedures for management of cash flows and banking arrangements.

Planning, budgeting and payment processing procedures along with financial reporting were extended during 1988-89 to cover the federal/provincial non-profit housing and the provincial HOMES NOW programs. The latter includes the utilization of Canada Pension Plan funds as a source of long-term mortgage financing to assist in the creation of additional affordable housing units across the province.

HUMAN RESOURCES BRANCH

The branch provides services in human resources planning and development, staff and employee relations, and payroll and records administration.

FRENCH LANGUAGE SERVICES

The French Language Services Act, 1986, which will take full effect on November 19, 1989, guarantees all persons and corporate entities the right to communicate with, and receive services from, the government in French in designated areas, or in offices serving designated areas.

The co-ordinator of French Language Services, in collaboration with the French language services committee, established a comprehensive human resources plan to fulfill the mandate of the French Language Services Act, 1986, for submission to the Office of Francophone Affairs.

EMPLOYMENT EQUITY PROGRAM

Program staff provide consultative and advisory services. The program's objective is to promote equality in employment with special emphasis on the needs of women, racial minorities, disabled persons, aboriginals and francophones.

Plans were developed to provide employment equity awareness training to 1,600 employees. The initiatives will include information on legislation, policy and plans. An employment equity training package for managers was implemented. It included a comprehensive package of information and strategies to assist managers in human resource planning.

The Metropolitan Toronto Housing Authority conducted an employment equity audit and developed an employment equity policy and plan.

MANAGEMENT SERVICES BRANCH

The branch provides management consulting systems development and information technology-related services.

During the year under review, the branch worked on development of the rent registry system which will ensure that tenants are not charged illegal rents. Continued emphasis was placed on the data network management area. With more users outside Metro Toronto, data communication costs were minimized through the increased use of the government data network.

In its efforts to help ministry staff use technology as effectively as possible, a training and education program was introduced to give ministry staff formal classroom training in micro-computer technology. The branch also developed several micro-computer applications aimed at improving the effectiveness of ministry programs.

The facilities and services section provides services to the two ministries, including acquisition and design of office accommodation; purchasing of goods and services; printing services; mail and delivery services; and maintaining the ministries' library which gives public access to the ministries' publications, statutes, manuals and internal procedures and a reading room.

OPERATIONS REVIEW AND AUDIT BRANCH

The branch assists managers carry out their responsibilities by:

- providing assurance that financial, EDP and management control processes and practices are satisfactory, or recommending improvements where necessary;
- providing timely reporting of information to management concerning problems or issues in respect of controls, systems, policies and practices;
- promoting change to correct weaknesses observed;
- determining compliance with government and ministry policies and guidelines.

During the fiscal year the branch completed 30 audits, 22 financial audits, one operations review and seven EDP audits.

LEGAL BRANCH

One function of the branch is to provide advice on the interpretation and application of legislation for which the minister is responsible, primarily, the Ministry of Municipal Affairs and Housing Act, the Housing Development Act, Ontario Housing Corporation Act, the Residential Rent Regulation Act, 1986, and the Building Code.

The branch is also responsible for drafting new legislation and for drafting amendments to current legislation when necessary.

The work of the branch in 1988-89 included: legal support work for the maintenance of existing social housing programs and for the establishment of new housing programs such as HOMES NOW; and for prosecution of offenders under rent review legislation.

CORPORATE AND AGENCY SERVICES

This office administers the Freedom of Information and Protection of Privacy Act for the ministry and its agencies. It also provides advisory, consultative, administrative and corporate secretarial services to the ministry's agencies. These include Ontario Housing Corporation and the Residential Rental Standards Board.

The administration of the Freedom of Information and Protection of Privacy Act, which was proclaimed January 1, 1988, included: conducting training seminars for staff; updating directories; responding to access requests; providing advice and consultation to managers; and reviewing ministry forms and developing guidelines for staff. The goal is to provide access to all general information requested while maintaining the privacy of individuals' personal information.

TASK FORCE ON INFORMATION MANAGEMENT STRATEGIES

The task force was established to develop and implement a strategic information management plan to guide the ministry's investment in technology and information systems.

The initial work of the task force involved identifying the strategic information requirements to support the ministry's activities, systems development priorities and the technology framework needed to support these information requirements over the longer term.

Throughout the year under review, the task force concentrated on developing and implementing policies, standards and procedures that form the management framework for technology acquisition and systems development. Completion of a major tender and establishment of a vendor of record for microcomputer technology have moved the ministry closer to completing the individual computing tier of its technology architecture.

aux gestionnaires, l'examen des formulaires du ministère et l'élaboration de directives à l'intention du personnel. L'objectif visé est de permettre l'accès à tous les renseignements généraux demandés, tout en maintenant le caractère confidentiel des renseignements personnels.

GROUPE DE TRAVAIL SUR LES STRATÉGIES DE GESTION DE L'INFORMATION

Ce groupe de travail a été mis sur pied dans le but d'élaborer et de mettre en oeuvre un plan stratégique de gestion de l'information visant à orienter les investissements du ministère dans l'informatique.

Le groupe de travail a commencé par déterminer quels seraient les renseignements stratégiques nécessaires pour appuyer les activités du ministère, ainsi que les priorités en matière d'élaboration de systèmes et le cadre technique qu'il faudra établir pour répondre à ces besoins d'information à long terme.

Au cours du dernier exercice, le groupe de travail a élaboré et mis en oeuvre des politiques, des normes et des procédures qui composent le cadre de gestion de l'acquisition de matériel et d'élaboration de systèmes. L'achèvement d'un appel d'offres important et l'établissement d'un registre de fournisseurs en micro-informatique ont permis au ministère de franchir une nouvelle étape dans l'implantation de la micro-informatique.

PROGRAMME D'ÉQUITÉ D'EMPLOI

Le personnel responsable du Programme d'équité d'emploi fournit des services consultatifs. L'objectif du programme est de favoriser l'égalité sur le plan de l'emploi, et vise particulièrement à répondre aux besoins des femmes, des minorités raciales, des personnes handicapées, des autochtones et des francophones.

Des programmes ont été mis en oeuvre dans le but de sensibiliser plus de 1 600 employés à la question de l'équité d'emploi en leur donnant des renseignements sur la législation en vigueur, les politiques et les projets du ministère. Un programme de formation a été mis en oeuvre dans le but de donner aux cadres des informations et des stratégies complètes pour les aider à planifier les ressources humaines.

La Commission de logement de la communauté urbaine de Toronto a effectué une enquête sur l'équité d'emploi et a élaboré une politique et un plan en la matière.

DIRECTION DES SERVICES DE GESTION

Cette direction fournit des services en matière de gestion et d'élaboration de systèmes ainsi que des services informatiques.

Au cours de l'exercice, la Direction a travaillé à l'élaboration du Registre des loyers, qui permet de s'assurer que les locataires ne sont pas tenus de payer un loyer illégal. En outre, la gestion de réseaux a fait l'objet d'une attention soutenue. Les frais de transmission de données, qui augmentaient en raison de la hausse du nombre d'utilisateurs habitant à l'extérieur de la Communauté urbaine de Toronto, ont été réduits par l'utilisation plus intensive du réseau de transmission de données du gouvernement.

Afin d'aider le personnel à tirer le meilleur parti possible de la technologie, la Direction a mis sur pied un programme de formation en micro-informatique. La Direction a également élaboré plusieurs applications micro-informatiques visant à améliorer l'efficacité des programmes du ministère.

La Section des locaux et des services de bureau fournit des services aux deux ministères relativement à l'acquisition et à la conception de locaux, à l'achat de biens et de services, à l'impression, à la poste et aux messageries et à la tenue de la bibliothèque des ministères qui permet au public d'avoir accès aux publications, lois, manuels et procédures internes des ministères, et à la salle de lecture.

DIRECTION DE LA RÉVISION ET DE LA VÉRIFICATION DES OPÉRATIONS

Cette direction aide les gestionnaires à s'acquitter de leurs responsabilités par les fonctions suivantes :

- en s'assurant que les contrôles financiers, administratifs et informatiques sont satisfaisants et en recommandant des améliorations au besoin;
- en informant les gestionnaires des problèmes touchant les contrôles, les systèmes, les politiques et les pratiques;
- en proposant les modifications nécessaires pour corriger les faiblesses observées;
- en évaluant le respect des politiques et directives du gouvernement et du ministère.

Au cours de l'exercice, la Direction a effectué 30 vérifications, 22 vérifications financières, une révision des opérations et sept vérifications de systèmes informatiques.

DIRECTION DES SERVICES JURIDIQUES

Cette direction fournit des conseils sur l'interprétation et l'application des lois et règlements dont le ministre est responsable, notamment la Loi sur le ministère des Affaires municipales et du Logement, la Loi sur le développement du logement, la Loi sur la Société de Logement de l'Ontario, la Loi de 1986 sur la réglementation des loyers d'habitation et le Code du bâtiment.

Cette direction est également chargée de rédiger des textes législatifs et des modifications aux lois et règlements en vigueur. Parmi les activités de la Direction en 1988-1989 figurent le soutien juridique des programmes de logement social existants et de la mise en place de nouveaux programmes de logement tels que Maisons...pour de bon, et la poursuite de contrevenants aux lois et règlements relatifs à la révision des loyers.

SERVICES GÉNÉRAUX ET SERVICES AUX ORGANISMES

Ce bureau est chargé de l'application de la Loi de 1987 sur l'accès à l'information et la protection de la vie privée pour le ministère et ses organismes, et fournit des services consultatifs et administratifs ainsi que des services de secrétariat aux organismes du ministère, notamment la Société de logement de l'Ontario et le Conseil des normes de location résidentielle.

L'application de cette loi, qui a été proclamée le 1er janvier 1988, comprend l'élaboration de programmes de formation pour le personnel, la mise à jour de répertoires, la réponse aux demandes d'accès, la prestation de conseils

GROUPE DE LA GESTION DES RESSOURCES GÉNÉRALES

GROUPE DE LA GESTION DES RESSOURCES GÉNÉRALES

Le Groupe de la gestion des ressources générales fournit un service centralisé de soutien et de conseil aux ministères du Logement et des Affaires municipales et à leurs organismes, conseils et commissions afin de les aider à atteindre les objectifs de leurs programmes.

Le Groupe élabore des politiques et des méthodes de gestion, établit des normes et des directives administratives, fournit les ressources et les services de soutien essentiels et partage son expertise dans ces domaines avec les ministères.

DIRECTION DES POLITIQUES MINISTÉRIELLES ET DE LA PLANIFICATION

Cette direction est chargée d'aider les cadres supérieurs à mettre en oeuvre les politiques internes et les activités de planification du ministère. Elle élabore et coordonne le mécanisme de planification stratégique, effectue des recherches, procède à l'élaboration et à l'analyse de politiques ministérielles, coordonne les politiques au sein du ministère et recueille et diffuse des données statistiques sur le marché du logement.

En outre, la Direction gère les ressources financières des ministères, évalue les processus de gestion et en établit les résultats, et assure des liens efficaces avec le Conseil des ministres et ses comités.

DIRECTION DES SERVICES FINANCIERS

La Direction des services financiers fournit des conseils et une vaste gamme de services financiers. Elle coordonne et contrôle la gestion financière et veille à l'intégrité des systèmes de gestion monétaire, de budgétisation, de comptabilité et d'établissement de rapports financiers. À titre de contrôleur, la Direction oriente les politiques financières des deux ministères et de la Société du logement de l'Ontario et établit les procédures de gestion de l'encaisse et les arrangements bancaires.

En 1988-1989, la planification, la budgétisation et les procédures de traitement des paiements de même que l'établissement de rapports financiers ont été étendus pour s'appliquer aux logements fédéraux-provinciaux à but non lucratif et au programme provincial Maisons...pour de bon. Ce dernier a recours au Régime de pensions du Canada comme source de financement hypothécaire à long terme pour contribuer à la création de nouveaux logements abordables dans toute la province.

DIRECTION DES RESSOURCES HUMAINES

Cette direction fournit des services de planification et de perfectionnement des ressources humaines, de personnel et de relations avec le personnel, ainsi que des services de paye et de gestion des dossiers.

SERVICES EN FRANÇAIS

La Loi de 1986 sur les services en français, qui entrera entièrement en vigueur le 19 novembre 1989, donne aux particuliers et aux personnes morales le droit de communiquer en français avec les bureaux du gouvernement situés dans les régions désignées ou servant ces régions, et de recevoir des services dans cette langue.

Le coordonnateur des services en français, en collaboration avec le Comité des services en français, a préparé un plan complet de ressources humaines dans le but d'appliquer les dispositions de la Loi de 1986 sur les services en français, qu'il présentera à l'Office des affaires francophones.

- Dix organismes à but non lucratif ont reçu des subventions pour les aider à créer et à administrer des logements.
- Un total de 142 logements ont été attribués dans le cadre du Programme de création de logements permanents pour les sans-abri, qui offre un logement permanent aux ménages qui habitent un logement temporaire.
- Plus de 3 300 logements ont été améliorés dans le cadre du Programme de remise en état des petits immeubles, qui a été élargi pour comprendre les pensions.
- Dans le cadre du Programme de conversion en logements locatifs, le secteur privé a créé 1 608 logements à loyer modéré, offerts à des locataires dont le loyer est subventionné.
- Grâce au Programme de rénovation des logements de l'Ontario, quelque 2 300 propriétaires ont pu améliorer leurs logements pour les rendre conformes aux normes municipales, et 750 ménages ont reçu de l'aide financière pour améliorer l'accessibilité de leur domicile dans le cadre du Programme de rénovation des logements de l'Ontario pour personnes handicapées.
- Des initiatives visant à augmenter le nombre de logements à loyer indexé sur le revenu dans les immeubles à but non lucratif construits avant 1986 ont été annoncées. Les locataires de ces logements paient un loyer fondé sur leur revenu, et non sur le type ou les dimensions du logement qu'ils occupent.

DIRECTION DES SERVICES D'AIDE AUX LOCATAIRES

Cette direction appuie les initiatives visant à améliorer la qualité de vie des personnes habitant des logements de la Société des logements de l'Ontario et des logements à but non lucratif. Elle collabore avec le personnel des commissions de logement, d'autres ministères, les fournisseurs de services et les associations de locataires de logements sociaux.

Parmi les activités de la Direction au cours du dernier exercice figurent les suivantes :

- projet pilote visant la création d'un programme communautaire de loisirs orienté vers l'éducation des enfants vivant dans des logements publics;
- en collaboration avec le ministère des Services sociaux et communautaires, trois projets pilotes visant la création de garderies dans les ensembles de logements sociaux;
- élaboration d'une stratégie anti-drogue complète pour faire face au problème de la drogue et de la violence dans certains quartiers où se trouvent des immeubles de la Société de logement de l'Ontario;
- amélioration du programme de bourses d'études de la SDLO à l'intention des étudiants habitant des logements publics qui veulent poursuivre des études post-secondaires;
- élaboration d'un plan de formation du personnel sur les droits de la personne et les relations raciales et ethniques.

DIRECTION DE L'APPUI TECHNIQUE

Cette direction établit des normes et des directives relatives à l'architecture, à l'ingénierie et à l'évaluation à l'intention des bureaux régionaux des programmes de logement, de la Société de logement de l'Ontario, des commissions locales de logement et des organismes de logement à but non lucratif. En outre, elle élabore des caractéristiques, normes et systèmes génériques pour l'entretien et la conservation des logements de la SDLO.

Parmi les activités de la direction en 1988-1989 figurent les suivantes :

- révision importante des normes et directives qui s'appliquent à l'architecture et à l'ingénierie relativement à la conception et à la construction de logements familiaux et de logements pour personnes âgées dans le cadre de différents programmes du ministère;
- modification des ascenseurs de la SDLO pour dans le but d'en améliorer le fonctionnement et d'empêcher les gens de monter dessus;
- projet pilote visant l'élaboration d'un régime de gestion de la conservation des immeubles et publication d'un bulletin technique portant sur les méthodes, le matériel, les matériaux et les produits permettant de favoriser la construction, la conservation et l'exploitation des immeubles financés par le gouvernement;
- poursuite de l'amélioration des systèmes d'intervention d'urgence et d'avertisseurs d'incendie de la SDLO, et formation du personnel des bureaux régionaux et des commissions de logement au sujet de la sécurité au travail.

GROUPE DU LOGEMENT SOCIAL

GROUPE DU LOGEMENT SOCIAL

La principale fonction du Groupe est d'élaborer des programmes et des politiques qui visent à améliorer la qualité et la quantité de logements accessibles aux familles à revenu faible et modéré, aux personnes âgées, aux personnes handicapées et à d'autres ménages dans le besoin.

Depuis sa formation, le Groupe offre des conseils et de l'aide aux commissions locales de logement relativement à la gestion des logements publics par l'entremise de la Société de logement de l'Ontario, dans le but d'améliorer l'état des immeubles et la qualité de vie des locataires.

Ces dernières années, la création de logements sans but lucratif et de coopératives de logements s'est accélérée. Par un éventail de programmes à but non lucratif, le Groupe encourage et aide les organismes communautaires à construire et à gérer des logements.

En outre, le réseau de bureaux régionaux du Groupe offre un certain nombre de programmes en collaboration avec le secteur privé.

DIRECTION DES PROGRAMMES DE LOGEMENT SOCIAL

Cette direction élabore et évalue des politiques et des programmes relatifs à tous les types de logement social, notamment les logements publics et les logements à but non lucratif et coopératives exploités par le secteur privé ou les municipalités. Elle conseille également le ministre sur les questions touchant le logement social.

En outre, la Direction participe à des négociations et à des discussions avec le gouvernement fédéral et consulte les commissions de logement, les organismes à but non lucratif et les représentants d'organismes de services sociaux et d'autres ministères sur des questions touchant le logement.

Parmi les activités de la Direction au cours du dernier exercice figurent les suivantes :

- conclusion d'une entente conjointe entre le gouvernement provincial et la cité de Toronto concernant le réaménagement de St. Lawrence Square, secteur industriel sous-exploité du centre-ville de Toronto, dans le but d'en faire un quartier mixte comportant une forte proportion de logements à prix modéré;
- consultations avec des organismes à but non lucratif et des coopératives sur l'élaboration du programme Maisons...pour de bon, qui prévoit la création de 30 000 logements à but non lucratif et qui sera lancé en octobre;
- mise en oeuvre d'une nouvelle politique qui étend aux personnes seules et aux couples sans enfant l'admissibilité aux logements à loyer indexé sur le revenu;
- modifications au régime de sélection des auteurs de demande afin que les personnes qui occupent un emploi ne soient plus défavorisées;
- en collaboration avec le ministère des Services sociaux et communautaires, contribution à la formation de 37 comités locaux d'accès aux logements permanents visant à aider les sans-abri à trouver un logement permanent;
- mise en oeuvre des normes de gestion des logements et d'un programme visant à améliorer la gestion des logements à loyer indexé sur le revenu;
- lancement d'un projet de recherche sur les systèmes d'intervention d'urgence dans les logements pour personnes âgées.

DIRECTION DES ACTIVITÉS RÉGIONALES

Cette direction, avec ses six bureaux régionaux, est chargée de la mise en oeuvre et de l'administration des programmes de logement social et des programmes de logement comportant la participation du secteur privé. Les bureaux régionaux apportent un soutien technique, financier et administratif aux 58 commissions locales de logement, qui sont chargées de la gestion quotidienne du portefeuille de la Société de logement de l'Ontario.

Parmi les activités de la Direction des activités régionales pendant le dernier exercice, on relève les suivantes :

- Quelque 32 000 logements ont été attribués dans le cadre de différents programmes à des organismes municipaux, à des organismes privés de logement à but non lucratif et à des coopératives. Environ 7 000 logements ont été attribués dans le cadre du programme fédéral-provincial, 4 000 en vertu d'initiatives provinciales à but non lucratif et 21 000 dans le cadre du programme provincial Maisons...pour de bon.

OFFICE OF THE PROVINCIAL AUDITOR
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À la Société de logement
de l'Ontario et au ministre
du Logement

J'ai vérifié le bilan de la Société de logement de l'Ontario au 31 décembre 1988, ainsi que l'état des résultats d'exploitation de l'exercice s'étant terminé à cette date. Ma vérification a été effectuée conformément aux normes de vérification généralement reconnues, et a comporté par conséquent les sondages et autres procédés que j'ai jugés nécessaires dans les circonstances.

À mon avis, ces états financiers présentent fidèlement la situation financière de la Société au 31 décembre 1988, ainsi que les résultats de son exploitation pour l'exercice terminé à cette date selon les conventions comptables décrites à la note 1 afférente aux états financiers et appliquées de la même manière qu'au cours de l'exercice précédent.

D.F. Archer, F.C.A.
Le vérificateur provincial,

Toronto (Ontario)
le 10 mai 1989

9

SURPLUS D'APPORT

(en milliers de dollars)	1988	1987
Solde en début d'exercice	189 035	185 926
Apports de capital reçus de la province	5 312	4 814
Amortissement (du principal)	(2 327)	(1 705)
Solde en fin d'exercice	192 020	189 035

10

LOGEMENTS SUBVENTIONNÉS

Dans le cadre du programme de logements subventionnés, la Société possède des immeubles locatifs, (en propriété exclusive, ou en société avec la Société canadienne d'hypothèques et de logement), et fournit des logements à loyer indexé sur le revenu à des personnes dans le besoin. La gestion de ces immeubles est confiée à un réseau de commissions locales de logement qui agissent comme mandataires de la Société. Le déficit de ce programme est partagé avec la Société canadienne d'hypothèques et de logement.

11

SUPPLÉMENT AU LOYER

Dans le cadre des programmes de supplément au loyer, la Société acquiert du secteur privé l'utilisation de logements locatifs et fournit des logements à loyer indexé sur le revenu à des personnes dans le besoin. Les coûts de la plupart de ces programmes sont partagés avec la Société canadienne d'hypothèques et de logement.

12

CONTRIBUTIONS PROVINCIALES AUX LOGEMENTS MUNICIPAUX

La Société a contribué 19,5 millions de dollars (17,4 millions de dollars en 1987) à la société The Metropolitan Toronto Housing Company Limited au titre des frais d'exploitation de logements pour personnes âgées.

13

LOGEMENTS POUR LES RURAUX ET LES AUTOCHTONES

Ce programme, administré par la Société canadienne d'hypothèques et de logement, permet aux familles en régions rurales d'accéder à la propriété en bénéficiant de subsides. Les remboursements hypothécaires sont indexés sur le revenu des propriétaires. Les dépenses représentent la part des subsides accordés par la Société.

14

PAIEMENTS AU TITRE DU LOGEMENT SOCIAL, FRAIS D'ADMINISTRATION

Depuis le 1er avril 1987, les paiements au titre du logement social et les frais d'administration qui s'y rapportent sont directement pris en charge par le ministère du Logement. Les chiffres de 1987 représentent donc les paiements effectués de janvier à mars 1987.

15

ACCORDS D'ALLOCATION DE PRÊTS

Depuis le 25 février 1988, la Province de l'Ontario autorise la Société à se joindre aux accords d'allocation de prêts avec des prêteurs approuvés par la Loi nationale sur l'habitation. Ce programme a été conçu pour aider les sociétés de logement à but non lucratif à acquérir des terrains qui seront utilisés dans des projets de logement social. Le montant total des garanties en circulation ne doit à aucun moment dépasser 50 millions de dollars. Au 31 décembre 1988, l'engagement total de la Société s'élevait à 25 800 000 $.

16

CONVENTIONS D'ASSURANCE DES PRÊTS

La Société a signé des conventions d'assurance des prêts avec la Société canadienne d'hypothèques et de logement (SCHL) relativement à divers projets réalisés en vertu du Programme de logement à but non lucratif administré par le ministère du Logement. En vertu de ces conventions, la SCHL assurera les prêts hypothécaires consentis par des prêteurs approuvés en vertu de la Loi nationale sur l'habitation pour l'achat, l'amélioration, la construction ou la modification de logements. Bien que la SCHL assure de tels prêts, la Société est responsable du remboursement à la SCHL de sa part de tous les frais nets résultant des défauts de paiement. Au 31 décembre 1988, aucun paiement n'était en souffrance aux termes de ces conventions.

17

ÉVÉNEMENT SUBSÉQUENT

La Société a contracté un emprunt à long terme du Fonds d'investissement du régime de retraite du Canada, d'un montant ne devant pas dépasser 2,1 milliards de dollars sur une période de 5 ans par l'émission de débentures. Ces fonds doivent être utilisés pour financer les hypothèques d'habitations neuves, achetées ou louées sous l'égide des programmes DES MAISONS POUR DE BON et Résidences d'étudiants.

18

COMPARAISON DES CHIFFRES

Lorsque nécessaire, les chiffres de l'exercice précédent ont été retraités pour se conformer à la présentation de 1988.

5 PLACEMENTS IMMOBILIERS

(a) LOGEMENTS PROVINCIAUX

Ces placements représentent les coûts des terrains et bâtiments dont la province est le propriétaire exclusif. Ces coûts sont amortis sur une période maximale de 50 ans.

	1988	1987
	(en milliers de dollars)	
Coût	1 319 538	1 319 774
Moins : montant cumulé des amortissements	109 823	100 103
Valeur comptable nette	1 209 715	1 219 671

(b) LOGEMENTS FÉDÉRAUX-PROVINCIAUX

L'Ontario possède et exploite des logements fédéraux-provinciaux en société avec la Société canadienne d'hypothèques et de logement. Le solde représente la part des coûts des terrains et des bâtiments assumée par la Société de logement de l'Ontario amortie sur une période maximale de 50 ans.

	1988	1987
	(en milliers de dollars)	
Coût	20 753	20 753
Moins : montant cumulé des amortissements	4 947	4 638
Valeur comptable nette	15 806	16 115

(c) LOGEMENTS POUR ÉTUDIANTS SUR DES TERRAINS LOUÉS

Ces placements représentent le coûts des bâtiments, situés sur des terrains loués par 11 collèges et universités, qui servent à loger les étudiants. Les établissements d'enseignement versent à la Société des remboursements semestriels échelonnés sur une période de 50 ans. Une fois les coûts totalement remboursés, les titres de propriété seront cédés aux établissements visés; ceux-ci encaissent les revenus locatifs et assument les frais d'exploitation.

	1988	1987
	(en milliers de dollars)	
Coût	67 890	67 890
Moins : part des établissements d'enseignement	6 337	5 817
Valeur comptable nette	61 553	62 073

(d) AUTRES

	1988	1987
	(en milliers de dollars)	
Terrains loués (prix coûtant)	2 308	2 308
Projets en cours (prix coûtant)	1 078	1 205
Réserves foncières (la moindre somme du prix coûtant ou de la valeur estimée sur le marché)	2 040	2 040
	5 426	5 553

6 HYPOTHÈQUES ET PRÊTS

	1988	1987
	(en milliers de dollars)	
Programme de logement pour les ruraux et les autochtones (voir note 13)	33 138	28 141
Autres	3 244	3 272
	36 382	31 413

7 DETTES À LONG TERME

La Société contracte des emprunts auprès de la Société canadienne d'hypothèques et de logement ainsi que du secteur privé pour financer des placements immobiliers. Les modalités de remboursement varient selon les ententes, et les versements sont échelonnés sur une période maximale de 50 ans. Les intérêts à verser à la Société canadienne d'hypothèques et de logement et au secteur privé ont des taux variés selon les ententes, de 4,25% à 15%, la moyenne pondérée se situant à 8,19%.

Le calendrier de remboursement du capital s'établit comme suit :

	(en milliers de dollars)
1989	9 982
1990	10 722
1991	11 519
1992	12 377
1993	13 301
Années subséquentes	1 090 738
	1 148 639

Quoique la Société ait emprunté des fonds en vue d'investir dans des projets provinciaux de logement, les frais d'amortissement (capital et intérêts) sur toute la durée des projets sont considérés comme des frais d'exploitation aux termes de l'entente de partage des coûts intervenue entre la Société et la Société canadienne d'hypothèques et de logement. Conformément à cette entente, la Société canadienne d'hypothèques et de logement assume 50 % des frais d'amortissement (capital et intérêts), le reste étant à la charge de la Société.

8 COMPTES ET CHARGES PAYER

	1988	1987
	(en milliers de dollars)	
Société canadienne d'hypothèques et de logement	17 006	40 362
Autres	54 149	46 823
	71 155	87 185

NOTES AFFÉRENTES AUX ÉTATS FINANCIERS 31 DÉCEMBRE 1988

1 PRINCIPALES CONVENTIONS COMPTABLES

Les principales conventions comptables utilisées dans la préparation des présents états financiers peuvent se résumer comme suit :

i) La Société utilise la méthode de la comptabilité d'exercice.

ii) Les fonds fournis par le trésorier de l'Ontario ne sont pas remboursables, et sont donc inscrits au surplus d'apport. Toutefois, afin de rendre compte de l'ensemble des frais d'exploitation des projets, les frais d'amortissement pertinents (remboursement du capital et des intérêts) sont répartis et figurent dans les pertes au titre des logements subventionnés. Cet amortissement est compensé par un crédit au recouvrement des frais d'amortissement dans l'état des résultats d'exploitation.

iii) Les placements au titre des propriétés provinciales et fédérales-provinciales (terrains et bâtiments) sont amortis proportionnellement à la réduction de la dette à long terme correspondante. La participation provinciale à de tels placements est amortie proportionnellement à la réduction du surplus d'apport.

iv) Les achats de mobilier et d'équipement sont passés en charges pour l'année de leur acquisition.

2 AUTOASSURANCE

La Société s'est fixé comme ligne de conduite, d'assurer elle-même les propriétés provinciales et fédérales-provinciales contre les dommages matériels causés notamment par l'incendie, l'eau et le vandalisme. Les coûts de réparation sont considérés comme des dépenses d'exploitation des propriétés.

3 RÉGIME DE RETRAITE

La Société accorde des allocations de retraite à presque tous les employés permanents de la couronne qui travaillent dans les administrations locales du logement par le moyen des caisses de retraite du secteur public et des caisses de retraite d'ajustement établies dans la province de l'Ontario. Cette année, la Société y a contribué un montant de 3 600 000 $ (3 600 000 $ en 1987). Ce montant représente l'engagement total de la Société et fait partie des opérations de logement, de logement assisté et des frais supplémentaires de location dans l'État des opérations.

4 SERVICES DE SOUTIEN ADMINISTRATIF

Le ministère du Logement fournit des services de soutien administratif à la Société. Les frais pour ces services sont fondés sur une estimation du temps consacré par le personnel du ministère aux activités de la Société. Les frais des services de soutien administratif pour l'exploitation des logements — logements subventionnés et Supplément au loyer, se sont chiffrés à 21,4 millions de dollars (19,7 millions de dollars en 1987).

ÉTAT DES RÉSULTATS D'EXPLOITATION POUR L'EXERCICE SE TERMINANT LE 31 DÉCEMBRE 1988

EXPLOITATION DES LOGEMENTS	1988	1987
	(en milliers de dollars)	
Logements subventionnés (note 10)		
Revenus locatifs	231 571	220 999
Dépenses		
Frais d'exploitation des propriétés	327 134	294 088
Subventions tenant lieu d'impôt aux municipalités	86 483	82 453
Amortissement (remboursement du capital et des intérêts)	115 089	115 141
	528 706	491 682
Pertes au titre des logements subventionnés	297 135	270 683
Supplément au loyer (note 11)	73 440	63 614
	370 575	334 297
Moins : participation de la Société canadienne d'hypothèques et de logement	188 595	170 919
	181 980	163 378
Contributions provinciales aux logements municipaux (note 12)	19 533	17 378
Logements pour les ruraux et les autochtones (note 13)	3 908	3 554
Recouvrement des frais d'amortissement (capital et intérêts)	(17 514)	(16 769)
Participation provinciale aux pertes d'exploitation des logements	187 907	167 541
AUTRES DÉPENSES		
Paiements au titre du logement social (note 14)	0	19 017
Frais d'administration (note 14)	0	2 318
	0	21 335
FRAIS D'EXPLOITATION NETS DE L'EXERCICE	187 907	188 876
FONDS FOURNIS PAR LE TRÉSORIER DE L'ONTARIO	187 907	188 876

VOIR LES NOTES AFFÉRENTES AUX ÉTATS FINANCIERS.

SOCIÉTÉ DE LOGEMENT DE L'ONTARIO

État des résultats d'exploitation pour
l'exercice se terminant le 31 décembre 1988

BILAN AU 31 DÉCEMBRE 1988

ACTIF	1988	1987
	(en milliers de dollars)	
Placements immobiliers (note 5)		
Logements provinciaux	1 209 715	1 219 671
Logements fédéraux-provinciaux	15 806	16 115
Logements pour étudiants sur des terrains loués	61 553	62 073
Autres	5 426	5 553
	1 292 500	1 303 412
Hypothèques et prêts (note 6)	36 382	31 413
Sommes à recevoir du trésorier de l'Ontario	82 027	100 969
Comptes à recevoir	1 780	1 547
	1 412 689	1 437 341

PASSIF

Dettes à long terme (note 7)		
Société canadienne d'hypothèques et de logement	1 128 524	1 137 903
Autres	20 115	20 242
	1 148 639	1 158 145
Comptes et charges à payer (note 8)	71 155	87 185
Emprunts bancaires	875	2 976
	1 220 669	1 248 306

FONDS PROPRES

Surplus d'apport (note 9)	192 020	189 035
	1 412 689	1 437 341

VOIR LES NOTES AFFÉRENTES AUX ÉTATS FINANCIERS.

AU NOM DU CONSEIL D'ADMINISTRATION :

T E Casey
VICE-PRÉSIDENT

DIRECTEUR GÉNÉRAL

Victor P. Augustine
TRÉSORIER

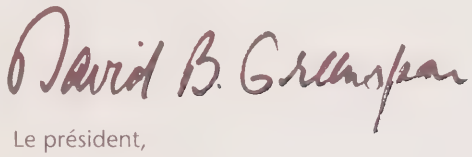
SOCIÉTÉ DE LOGEMENT DE L'ONTARIO

États financiers et rapport du vérificateur
Exercice terminé le 31 décembre 1988

SDLO. Une attention toute particulière sera portée à la participation des locataires. Le comité a choisi le thème <<Fêtons ensemble>> pour ces activités. À la fin de l'exercice, le comité d'anniversaire avait achevé son premier projet, la production d'un calendrier d'anniversaire et la publication d'une nouvelle édition du manuel des locataires.

Au cours du dernier exercice, Glenda Simms, de North Bay, a été nommée au conseil, et à la fin de l'exercice, le mandat de Doug Barr a pris fin.

À la fin de 1988, j'ai informé le conseil que je quitterai mon poste de président au début de l'année prochaine. Je suis heureux de constater qu'au cours des trois années où j'ai occupé ce poste, la Société a emprunté la voie du progrès. Nous avons lancé plusieurs programmes, politiques et pratiques dans le but d'accroître la dignité, le confort et la sécurité des quelques 250 000 personnes qui font de la SLO leur chez-soi.



Le président,
David B. Greenspan

SOCIÉTÉ DE LOGEMENT DE L'ONTARIO

Rapport du président du conseil
Conseil d'administration
(au 31 décembre 1988)

D.B. Greenspan, président; T. Casey, vice-président;
W. Baldwin; D. Barr, C.E. Beigie; E. Carragher;
K.J. Gopie; F. Hanisch; G. Simms; T. Varone; M.P.Wall.

Au cours du dernier exercice, le conseil d'administration a entrepris des initiatives importantes en matière de politiques qui visent à rendre les logements de la SDLO plus accessibles aux nouveaux auteurs de demande et à améliorer les services aux locataires actuels.

En janvier, le ministre du Logement a annoncé que l'admissibilité aux logements à loyer indexé sur le revenu était étendue aux personnes seules et aux couples sans enfant. Les 50 commissions locales de logement chargées de l'administration quotidienne du portefeuille de la SDLO ont appliqué cette nouvelle politique dans l'ensemble de la province.

De son côté, le conseil d'administration a établi une nouvelle politique visant à rendre les logements de la SDLO plus accessibles aux auteurs de demande qui occupent un emploi. Ainsi, des dépenses reliées au travail, notamment les frais de garde d'enfants, seraient considérées au moment de déterminer l'aide au logement qu'un ménage peut recevoir. Cette nouvelle politique devrait être mise en oeuvre au début de l'an prochain.

Nous avons commencé à élaborer des procédures complexes qui permettront de supprimer les éléments du système qui ont pour effet de décourager les locataires de la SDLO qui occupent un emploi à travailler. Cette mesure comprend la déduction des frais de garde d'enfants, des déductions pour emploi et d'autres frais reliés au travail du revenu de ses personnes. Plus leur revenu est bas, plus ces personnes ont de chances de pouvoir habiter un de nos logements.

Nous avons modifié de manière importante notre politique de priorité au logement pour les femmes battues en rendant admissibles les femmes battues sans enfant.

Les immeubles de la SDLO vieillissent. Le conseil d'administration a donc adopté une étude exhaustive sur les améliorations majeures à apporter (processus appelé "remodelage") aux logements sociaux. Une décision concernant le lancement d'un programme complet de remodelage sera prise après l'achèvement d'une étude nationale sur les ensembles de logements publics entre-prise par notre partenaire à 50 pour 100, la Société canadienne d'hypothèques et de logement.

Entre-temps, le conseil a adopté un certain nombre de "projets spéciaux" de modernisation et d'amélioration. Le conseil a décidé que le premier de ces projets serait le secteur de Moss Park, à Toronto, et des consultations avec les habitants de ce secteur au sujet de plusieurs possibilités de conception devraient commencer l'an prochain.

Le processus de remodelage comprend l'adoption d'une nouvelle stratégie sur les problèmes sociaux de ces quartiers dans le but de créer des communautés sûres où il fait bon vivre.

En janvier, le conseil a versé une subvention au Conseil des services d'appui aux familles à faible revenu d'Ottawa pour lancer un projet pilote visant à offrir de la formation professionnelle aux locataires de la SDLO et à améliorer leurs chances de trouver un emploi.

Au cours de l'exercice, le conseil a approuvé un projet pilote de loisirs éducatifs à Hamilton. Le but de ce projet consiste à enseigner des connaissances de base aux enfants qui habitent des logements subventionnés en les encourageant à participer à des programmes de loisirs communautaires avec discipline et en respectant les règlements.

Ce projet pilote a été confié à la Direction des services d'aide aux locataires, dont le mandat est d'améliorer la qualité de vie des locataires de la SDLO.

Nous avons élaboré une stratégie exhaustive de lutte contre la drogue, problème qui a des conséquences néfastes et parfois tragiques dans certains ensembles immobiliers de la SDLO, en particulier dans la Communauté urbaine de Toronto.

Nous apprécions la collaboration exemplaire de la police de la Communauté urbaine de Toronto qui, sous la direction du chef Jack Marks, a intensifié de manière considérable ses efforts visant à enrayer le problème de la drogue dans certaines communautés du Grand Toronto. Ce problème ne se limite pas aux ensembles immobiliers de la SDLO. Cependant, il a eu sur eux des répercussions plus graves qu'ailleurs, car les locataires de la SDLO n'ont pas les moyens de déménager lorsque les immeubles sont envahis par les vendeurs de drogue.

D'importants ateliers sur les politiques destinés aux membres des commissions de logement ont été tenus à London en juin et à Sault Ste. Marie en septembre. Ayant pour thème "Social Housing — A community effort" (Le logement social, c'est l'affaire de toute la collectivité), ces ateliers ont porté sur le rôle croissant des présidents et des membres des commissions de logement et de leurs liens avec la collectivité.

Nous avons étendu le programme de bourses d'études de la SDLO, qui a connu beaucoup de succès. Des bourses de 1 000 $ offertes sur une période de deux ans ont été accordées à 58 élèves habitant des logements de la SDLO. Il s'agit là du nombre le plus élevé de bourses accordées depuis le lancement du programme, en 1984.

En octobre, le conseil a constitué un comité chargé de planifier et de contrôler les activités qui auront lieu l'an prochain pour commémorer le 25e anniversaire de la

Office of the Chairman
Bureau du président

Ministry of Housing
Ministère du Logement
Ontario Housing Corporation
Société de logement de l'Ontario

777 Bay Street
Toronto, Ontario
M5G 2E5

777, rue Bay
Toronto (Ontario)
M5G 2E5

L'HONORABLE JOHN SWEENEY
MINISTRE DU LOGEMENT

MONSIEUR,

J'ai le plaisir de vous soumettre, au nom du conseil d'administration, le rapport annuel et l'état des comptes de la Société de logement de l'Ontario pour l'exercice se terminant le 31 décembre 1988.

Je vous prie d'agréer, Monsieur le ministre, l'expression de mes sentiments respectueux.

Le président du conseil,

David B. Greenspan

David Greenspan

SOCIÉTÉ DE LOGEMENT DE L'ONTARIO

SOCIÉTÉ
DE LOGEMENT
DE L'ONTARIO

A la fin de l'exercice, la Société avait un portefeuille de 84 404 logements, administré par un réseau de 58 commissions locales de logement réparties dans toute la province.

Les commissions de logement administrent également le Programme de supplément au loyer, auquel étaient assujettis 15 087 logements à la fin de l'exercice. Ces logements abritent des locataires à faible revenu dans des immeubles appartenant à des locateurs du secteur privé, ce qui permet l'intégration de ces locataires à la collectivité.

Environ 200 000 personnes reçoivent de l'aide par l'entremise de la SDLO. Tous les ménages paient un loyer fondé sur leur revenu, et non sur les dimensions ou le type de logement qu'ils occupent.

Au 31 décembre 1988, la liste d'attente pour l'obtention d'un logement à loyer indexé sur le revenu comprenait 39 136 demandes. De ce nombre, 25 995 provenaient de familles, 10 839 de personnes âgées et 2 302 d'adultes handicapés.

DIRECTION ONTARIENNE DU BÂTIMENT

La Section de la recherche et des politiques de la Direction est chargée de l'élaboration des politiques générales, et notamment du programme de réforme des règlements.

Parmi les activités du dernier exercice, on note l'achèvement d'une partie importante du processus de consolidation et de rationalisation des lois et règlements touchant le bâtiment et dont sont responsables d'autres ministères, et la présentation au gouvernement d'un ensemble de 38 modifications proposées à la Loi sur le Code du bâtiment.

Des études ont été effectuées sur la détérioration et la réparation des garages, la faisabilité d'un projet pilote sur l'examen des plans de réglementation par certains architectes et ingénieurs à Toronto, les questions préliminaires à l'élaboration d'un code des bâtiments existants et les problèmes que pose la réglementation relative aux logements préfabriqués. La Section de l'administration municipale et de l'éducation aide les municipalités à améliorer l'efficacité de leurs services du bâtiment. Elle offre un programme de formation complet aux responsables des services du bâtiment et à l'industrie sur les exigences du Code du bâtiment, du Code de la plomberie et des textes législatifs connexes.

Parmi les activités de la Section au cours du dernier exercice figurent les suivantes :

- octroi de 50 subventions totalisant 350 000 $ à 49 municipalités et à une association municipale pour l'amélioration de leur service d'administration du bâtiment;
- élaboration d'un sixième cours sur l'examen des plans et l'inspection des habitations unifamiliales, et prestation de 25 séances de formation à près de 600 responsables du bâtiment et représentants de l'industrie provenant des quatre coins de la province;
- en collaboration avec l'Institut canadien de l'énergie au bois, élaboration d'un cours sur la sécurité du chauffage au bois et prestation de 17 séances de formation pour 350 responsables;
- formation d'un comité de liaison entre le Grand Toronto et l'industrie pour étudier des questions telles que le terrassement des lots, le traitement des permis, la réglementation des plans d'implantation, les exigences relatives aux places de stationnement et les accords de lotissement;
- octroi de 105 subventions de formation à plus de 80 municipalités dans le but de les aider à assumer le coût de leur participation à des cours de formation.

La Section des normes techniques est chargée des fonctions de réglementation de la Direction. Elle veille à l'élaboration et à la mise à jour du Code du bâtiment de l'Ontario et du Code de la plomberie. Elle offre également des conseils et des services d'orientation à l'industrie et aux responsables du bâtiment en ce qui concerne les pratiques de construction et les textes de loi sur le bâtiment. Un groupe de rédaction a été créé pour entreprendre les modifications au Code du bâtiment de l'Ontario pour 1990.

Parmi les activités de la Section au cours du dernier exercice, on relève :

- l'achèvement du cadre d'évaluation et de l'application de la troisième partie du Code du bâtiment de l'Ontario;
- l'achèvement de l'élaboration de la version informatique du Code du bâtiment de l'Ontario;
- la prestation de conseils à l'industrie du bâtiment sur les règlements et l'administration et la tenue de séminaires techniques régionaux;
- la modification du Code du bâtiment de l'Ontario, notamment en ce qui concerne les piscines publiques, l'extension des dispositions sur la rénovation de la onzième partie à toutes les formes d'occupation, et la consolidation et la rationalisation des règlements connexes;
- la mise sur pied d'un service d'examen des plans de piscines publiques;
- la mise à jour et la publication des guides et illustrations des troisième et neuvième parties, et l'élaboration puis la publication de la partie 3.11 du guide des piscines publiques;
- la tenue de 14 audiences de la Commission d'évaluation des matériaux de construction et de 35 audiences de la Commission du code du bâtiment.

GROUPE DES PROGRAMMES DE CONSTRUCTION

GROUPE
DES PROGRAMMES
DE CONSTRUCTION

Le Groupe des programmes de construction répond aux besoins du secteur économique et de l'employeur le plus important de l'Ontario : l'industrie du bâtiment, et il est composé de deux organismes.

La Commission de stratégie pour l'industrie du bâtiment a été instituée en 1986 dans le but de stimuler l'industrie du bâtiment de l'Ontario pour ce qui est de la création d'emplois, de la croissance et du développement en ouvrant de nouveaux marchés au pays et à l'étranger et en facilitant l'accroissement du rendement. Le personnel du Secrétariat à l'industrie du bâtiment appuie les activités de la Commission. Le mandat de la Commission et du Secrétariat a expiré le 31 mars 1989.

La Direction ontarienne du bâtiment est chargée d'assurer la sécurité des bâtiments ontariens et de créer un milieu favorable à l'industrie en améliorant l'efficacité des services municipaux du bâtiment.

COMMISSION DE STRATÉGIE POUR L'INDUSTRIE DU BÂTIMENT

La Commission conseillait le ministre et entreprenait des initiatives visant à aider l'industrie à améliorer sa productivité, à ouvrir de nouveaux marchés et à créer des emplois. La Commission était composée de 28 membres provenant de l'industrie, des syndicats et du gouvernement.

Au cours de l'exercice, des sous-comités de la Commission ont poursuivi l'examen de différents sujets. Le sous-comité du centre de l'industrie du bâtiment a étudié la possibilité de construire un centre du bâtiment d'envergure mondiale dans la province. Une étude a été effectuée sur la nécessité d'un tel centre et la volonté de l'industrie de l'appuyer. La Commission en a appuyé le principe et, à la fin de l'exercice, accordait également son appui à une initiative semblable lancée par la Toronto Construction Association.

Le sous-comité des systèmes informatiques dans la construction a été formé dans le but d'effectuer une étude de marché pour un système informatique sur la construction et le commerce dans le domaine du bâtiment. Les résultats de cette étude ont aidé à Commission à déterminer les besoins de l'industrie en information, l'utilisation de cette information et le degré d'informatisation de l'industrie. L'étude a également permis à la Commission de déterminer l'utilité d'un service central de communication des données.

En ce qui concerne la formation spécialisée et l'éducation, Bâtir l'avenir 88, initiative conjointe de l'industrie du bâtiment de l'Ontario, du gouvernement de l'Ontario et de la Commission, s'est révélée un franc succès. Plus de 50 000 jeunes de la province se sont rendus à cette exposition sur les carrières et se sont informés sur l'industrie du bâtiment.

Le sous-comité de la formation et de l'éducation a participé à des initiatives telles que la distribution aux écoles secondaires du vidéo «Se bâtir un lendemain» et du guide de l'enseignant sur les carrières dans l'industrie du bâtiment. Ces deux documents avaient pour but de renseigner les élèves sur la variété de carrières du secteur du bâtiment.

Le sous-comité de l'élargissement des exportations et du remplacement des importations a mené plusieurs activités relatives au développement commercial. On relève, entre autres, des missions commerciales conjointes avec le ministère de l'Industrie, du Commerce et de la Technologie pour étudier les possibilités d'exportation en République populaire de Chine, au Chili et en Ohio. En outre, le Secrétariat a reçu à Toronto des délégations de l'Argentine et du Chili.

Des cours ont été élaborés dans le but d'améliorer la productivité par la planification, l'établissement de calendriers et l'amélioration de la manutention. On relève comme exemples des cours à l'intention des entrepreneurs spécialisés et généraux, et des cours sur le rendement de la construction destinés aux maîtres d'oeuvre. Une étude a été entreprise dans le but de déterminer les points faibles et les lacunes de la formation universitaire dans le développement immobilier, l'aménagement du territoire, l'architecture, le génie, la science du bâtiment, la gestion de la construction de bâtiments et la recherche-développement opérationnelle du point de vue de l'industrie, des chercheurs et des propriétaires d'immeubles.

GROUPE D'ÉTUDE SUR LE LOGEMENT À PRIX ABORDABLE

Au printemps 1988, après avoir conclu que la résolution des problèmes de logement de la province repose sur la mise en oeuvre d'initiatives dans plusieurs domaines, le ministère a constitué le Groupe d'étude sur le logement à prix abordable, qui s'intéresse principalement à trois domaines :

- participation au processus de planification et d'autorisation de l'utilisation du sol dans le but de favoriser la construction de logements à prix abordable;
- association avec d'autres organismes afin d'accroître la production de logements;
- recherche de possibilités de création de logements abordables.

Le groupe d'étude encourage activement les organismes qui s'intéressent au logement abordable, particulièrement à but non lucratif. En outre, le gouvernement provincial encourage les administrations locales et régionales, qui gèrent le processus de planification de l'utilisation du sol, à accélérer le processus d'autorisation des projets de construction de logements abordables.

Parmi les interventions du groupe d'étude figurent l'organisation de témoignages lors d'audiences publiques et d'audiences devant les comités d'aménagement et la Commission des affaires municipales de l'Ontario, l'interjection d'appels concernant des règlements municipaux d'exclusion auprès de la Commission des affaires municipales de l'Ontario afin de faire respecter les principes d'aménagement et l'intérêt de la province relativement au logement abordable, ainsi que la négociation et la médiation avec les responsables et le personnel des municipalités sur certaines autorisations de modification au zonage ou autres autorisations prévues.

Le groupe de travail cherche à s'associer à des municipalités et collectivités dans le but d'unir les efforts du gouvernement provincial et d'autres institutions afin de mieux répondre à la demande de logements abordables. Ces associations visent à résoudre les problèmes de logement, ce qu'un palier de gouvernement ou un organisme ne peut faire seul de manière satisfaisante.

Parmi les ententes d'association conclues par le groupe d'étude et le ministère, on relève les suivantes :

- ententes conclues avec les cités d'Ottawa et de Peterborough qui prévoit une vaste gamme de programmes et d'activités de prise de contact avec le public;
- conclusion d'ententes avec l'archidiocèse catholique de Toronto et les quatre presbytères de l'Église Unie de la Communauté urbaine de Toronto, qui prévoient la construction de logements à but non lucratif sur des terrains appartenant aux communautés religieuses et des services d'information sur le logement offerts par l'entremise des églises;
- projet conjoint entrepris avec le Toronto Real Estate Board sur une meilleure utilisation du sol dans le but de construire des logements abordables et de faciliter ainsi l'accession à la propriété.

Des négociations sont en cours avec plusieurs autres municipalités, organismes communautaires et groupes religieux en vue de la formation d'associations officielles.

Le groupe d'étude a participé à des activités éducatives sur les problèmes de logement et à la recherche de solutions ainsi qu'à l'élaboration de stratégies de développement communautaire visant à favoriser la création de logements abordables. Il a également collaboré avec le ministère des Affaires municipales à la mise en oeuvre de la Déclaration de principes sur le logement.

Le groupe d'étude s'est vu confier un mandat de trois ans. À la fin de cette période, il est prévu que ses fonctions seront assumées par les bureaux régionaux du ministère.

CONSEIL DES NORMES DE LOCATION RÉSIDENTIELLE

Le Conseil des normes de location résidentielle a été institué pour veiller à ce que tous les logements locatifs soient entretenus de manière acceptable.

Parmi les membres du Conseil, on trouve des représentants de groupes de locataires, d'associations de locateurs, de municipalités et du gouvernement provincial.

Le Conseil est chargé des fonctions suivantes :

- examiner tous les ordres rendus dans la province qui font état d'inobservation de normes, identifier les cas qui posent des risques importants pour la santé ou la sécurité et informer les services de révision des loyers si aucune réparation n'est effectuée;
- fixer et appliquer ses propres normes d'entretien minimales pour les régions de la province où aucune norme n'est en vigueur; rendre des ordonnances de réparations importantes au besoin et informer les services de révision des loyers si aucune réparation n'est effectuée;
- recommander des solutions à long terme pour l'entretien des logements locatifs en Ontario;
- informer les locateurs et les locataires au sujet de son mandat et des avantages d'un bon entretien.

Depuis sa formation, le Conseil a tenu des réunions et organisé des ateliers dans toute la province à l'intention de diverses associations de locateurs et de locataires, des municipalités et d'autres organismes d'application de la loi.

Au 31 mars 1989, le Conseil avait reçu quelque 11 000 ordres d'organismes provinciaux et de municipalités. Ces ordres touchaient environ 211 000 logements locatifs.

Le Conseil a examiné 9 354 ordres. Parmi ceux-ci, 4 815 ont été respectés par les locateurs, qui avaient été informés des pénalités auxquelles ils s'exposaient.

Le Conseil a également renseigné les services de révision des loyers sur 2 875 ordres, dont 1 077 ont été respectés jusqu'à présent. Des pénalités ont été imposées dans 103 cas. Au cours de l'exercice, le Conseil a élaboré et appliqué ses normes d'entretien minimales dans 420 régions de la province dépourvues de règlements d'entretien. Dans ces régions, le Conseil a effectué des inspections et émis des avis d'infraction et des ordonnances de réparation au besoin.

À la fin de l'exercice, le Conseil terminait la préparation de solutions à long terme qu'il recommandera au ministre et qui seront rendues publiques dans le but de recueillir les observations de la population.

COMMISSION DE LOCATION RÉSIDENTIELLE

Comme le prévoit la Loi de 1986 sur la réglementation des loyers d'habitation, la Commission de location résidentielle a continué de veiller à l'application de la Loi sur la location résidentielle au cours de l'exercice.

Au total, 33 audiences de première instance et 103 audiences d'appel ont eu lieu au sujet de 3 994 logements.

plaintes concernant les pots-de-vin exigés par certains individus pour la location de leur logement.

À la fin de 1988, quelque 588 plaintes avaient été formulées. Vingt-six condamnations prevoyant des amendes de 100 à 1 500 $ ont été imposées. Dans la plupart des cas, les locataires ont été remboursés.

REGISTRE DES LOYERS

Le Registre des loyers de l'Ontario enregistre sur ordinateur le loyer maximal qui peut être exigé selon la loi pour les logements locatifs privés. Une fois fixé le loyer de base, l'ordinateur met automatiquement les loyers à jour au besoin, ce qui permet aux locateurs et aux locataires actuels et éventuels de connaître le loyer maximal en vigueur d'un logement en téléphonant à l'un des 20 bureaux locaux de révision des loyers.

Le système informatique donne actuellement accès à des renseignements sur quelque 540 000 logements. À la fin de l'exercice, d'autres améliorations au programme informatique etaient envisagées.

En plus de recueillir des renseignements sur les loyers, le Registre est chargé d'enquêtes.

En premier lieu, le personnel du Registre fait enquête sur les infractions relatives à l'enregistrement des loyers. Le processus d'enregistrement s'appliquait aux locateurs d'immeubles de plus de six logements, qui ont été appelés par la loi à inscrire au Registre avant le 1er mai 1987 les loyers qu'ils exigeaient.

Bien que la grande majorité des locateurs se soient conformés à cette exigence, le Registre a pris des mesures contre les locateurs de 65 ensembles immobiliers totalisant quelque 1 000 logements. Dans 45 cas, les locateurs se sont vu refuser la perception d'augmentations de loyer jusqu'à ce qu'ils aient procédé à l'enregistrement et, dans 11 cas, les locateurs ont enregistré volontairement leurs loyers une fois informés des pénalités auxquelles ils s'exposaient. Les neuf autres cas n'étaient pas encore réglés à la fin de l'exercice.

En second lieu, le Registre fait enquête sur diverses infractions relatives aux loyers. À la fin de l'exercice, le Registre avait mené 518 enquêtes, qui ont entraîné 35 condamnations. Les amendes imposées variaient de 100 à 1 200 $.

Le Registre des loyers appuie également la Direction des services de révision des loyers dans l'élaboration de systèmes informatiques, la formation du personnel et d'autres domaines.

DIRECTION DE LA POLITIQUE DE RÉVISION DES LOYERS

La Direction de la politique de révision des loyers est chargée d'élaborer des recommandations au sujet des politiques touchant la Loi sur la réglementation des loyers d'habitation et la Loi sur la protection du logement locatif. Elle doit élaborer des règlements, des directives, des textes législatifs et des procédures générales concernant la révision des loyers.

La Direction est divisée en trois sections : analyse des programmes, politiques et finances et gestion des biens. La section responsable de l'analyse des programmes fournit des services de planification, de recherche et de gestion. Elle contrôle l'efficacité des programmes de révision des loyers.

La section chargée des politiques élabore les propositions de politiques en matière de révision des loyers. Elle évalue les effets que pourraient avoir les changements proposés aux lois et aux règlements sur le marché du logement locatif et participe à l'examen des politiques à l'échelle du ministère.

La section chargée des finances et de la gestion des biens prépare les règlements pris en application de la Loi de 1986 sur la réglementation des loyers d'habitation. Elle doit également veiller à ce que le processus de calcul des loyers soit exhaustif et trouver des solutions aux problèmes touchant les finances et la gestion des biens.

PROGRAMME DE PROTECTION DU LOGEMENT LOCATIF

La Loi sur la protection du logement locatif vise à préserver les logements locatifs de l'Ontario en restreignant certaines activités.

Parmi ces activités, on relève la conversion de logements locatifs en logements en copropriété, la division en propriétés individuelles, la démolition, la rénovation ou tout autre changement apporté à l'utilisation de logements locatifs. Il est interdit de se livrer à ces activités sans l'autorisation du conseil municipal, sous peine de poursuites.

Depuis l'entrée en vigueur de la Loi sur la protection du logement locatif, le 10 juillet 1986, on relève sept condamnations à des amendes s'élevant de 1 000 à 5 000 $.

PROGRAMME DE RÉVISION DES LOYERS

Le Programme de révision des loyers est chargé de l'application de la Loi de 1986 sur la réglementation des loyers d'habitation et de la Loi de 1986 sur la protection du logement locatif, et fournit des renseignements sur la Loi sur la location immobilière.

La Loi sur la réglementation des loyers d'habitation régit les augmentations de loyer des logements locatifs résidentiels privés.

La Loi sur la protection du logement locatif régit la conversion, la démolition, la rénovation et la réparation des logements locatifs.

DIRECTION DES SERVICES DE RÉVISION DES LOYERS

Cette direction a trois grandes fonctions : étudier les demandes des locateurs et des locataires et prendre des arrêtés de révision des loyers, informer les locateurs et les locataires de leurs droits et obligations aux termes de la loi, et appliquer les lois s'appliquant aux logements locatifs privés.

La plupart des activités de la Direction sont décentralisées. Le personnel des 20 bureaux locaux de la Direction connaît à fond la Loi sur la réglementation des loyers d'habitation, la Loi sur la location immobilière et la Loi sur la protection du logement locatif.

Les administrateurs locaux examinent les demandes de révision de loyer pour leur localité, et rendent une décision ou une ordonnance dans chaque cas. Leurs activités sont coordonnées par quatre bureaux régionaux et le bureau principal de Toronto.

Étant donné que la législation sur la révision des loyers adoptée en décembre 1986 a étendu à la quasi-totalité des logements locatifs privés de la province la protection prévue par la loi, un nombre important de demandes de révision de loyer a été reçu en 1987 et 1988.

Au début de l'exercice, il y avait environ 23 000 demandes à régler. L'an dernier, la Direction s'est donné comme priorité le règlement de ces demandes.

À la fin de l'exercice, le nombre de demandes à régler était passé à 14 512. De ce nombre, 10 597 provenaient de locateurs qui souhaitaient imposer une augmentation de loyer supérieure au taux prévu, 2 647 provenaient de locataires qui voulaient recevoir un remboursement ou contester une augmentation et 908 demandes concernaient d'autres questions.

Au total, le personnel des services de révision des loyers a réglé environ 26 467 demandes depuis l'adoption de la Loi sur la réglementation des loyers d'habitation, en décembre 1986.

Les augmentations accordées à la suite du processus de révision en 1988 se sont élevées en moyenne à 11,3 pour 100, alors que le remboursement moyen accordé aux locataires a été de 1 004 $.

Le taux d'augmentation des loyers (que les locateurs peuvent imposer sans faire de demande de révision) a baissé pour la troisième année consécutive.

Calculé selon une formule qui tient compte de différents facteurs reliés à l'inflation, ce taux sera de 4,6 pour 100 en 1989, alors qu'il s'élevait à 4,7 pour 100 en 1988. Ce taux était de 5,2 pour 100 en 1987 et de 6 pour 100 en 1986.

En plus de veiller au règlement des demandes de révision, le personnel des services de révision des loyers a continué de mettre l'accent sur les activités d'information.

Depuis 1986 ont été tenues quelque 600 assemblées auxquelles ont participé environ 23 000 personnes, parmi lesquelles se trouvaient des locateurs, des locataires et d'autres intéressés.

En outre, 19 groupes de locataires et de locateurs ont reçu au total 346 564 $ en subventions dans le cadre du Programme d'information pour les locateurs et les locataires pour mettre en oeuvre des programmes d'éducation.

Différents documents sur les lois et règlements en vigueur ont été remis à des associations, cliniques d'aide juridique, groupes communautaires et centres d'information de la province.

En outre, dans le but de répondre aux besoins des différentes communautés ethniques, certains documents ont été traduits en plusieurs langues et distribués dans toute la province.

Les activités d'application de la loi se sont intensifiées au cours du dernier exercice à la suite de l'engagement d'enquêteurs supplémentaires chargés de répondre aux

GROUPE DES POLITIQUES D'OFFRE DE LOGEMENTS ET DE LA RÉVISION DES LOYERS

DIRECTION DES POLITIQUES D'OFFRE DE LOGEMENTS

Cette direction effectue des recherches sur le logement, surveille la situation économique et les tendances de l'industrie qui influent sur les politiques de logement, formule des recommandations sur les politiques touchant la propriété dans le secteur privé et le logement locatif, élabore de nouveaux programmes, et contrôle et évalue les programmes déjà en place. Ces activités portent aussi bien sur les nouveaux logements que sur les logements existants.

Cette direction est également chargée d'élaborer les politiques du ministère sur le recours au processus d'utilisation du sol dans la création de logements.

En août 1988, le ministre des Affaires municipales et le ministre du Logement ont rendu publique conjointement la Déclaration de principes provisoire sur le logement et l'aménagement du territoire. Cette déclaration, publiée en vertu de la Loi sur l'aménagement du territoire, a pour objectif ce qui suit : faire en sorte qu'une proportion importante des nouveaux logements soient abordables pour les familles à revenu faible et modéré, favoriser la rationalisation du processus d'autorisation, augmenter l'offre de terrains pour la construction de logements, améliorer le choix de logements quant au type et aux dimensions et favoriser l'optimisation domiciliaire dans les secteurs déjà aménagés dans le but de créer de nouveaux logements.

En collaboration avec le ministère des Affaires municipales, la Direction a assuré la coordination du comité d'orientation conjoint formé par l'Association des municipalités de l'Ontario, l'industrie et le gouvernement dans le but d'étudier le processus d'autorisation dans le domaine de l'aménagement et du développement.

La Direction contribue également à l'étude de questions relatives à l'utilisation du sol, ainsi qu'à l'élaboration de propositions législatives et d'initiatives en matière d'utilisation du sol envisagées par le gouvernement.

En collaboration avec le ministère des Affaires municipales, le ministère a élaboré une série de programmes visant à créer de nouveaux logements dans les secteurs déjà aménagés et dans les immeubles existants, processus désigné sous le nom d'optimisation domiciliaire.

On relève notamment le Programme d'exposés de principes des municipalités sur le logement, qui a été étendu, le Programme de subventions à la planification communautaire et RÉNOVAM (Programme de rénovation, d'amélioration, d'aménagement et de revitalisation économique des collectivités). Ces initiatives encouragent les municipalités à prendre en considération le besoin et la demande possibles de logements dans des secteurs non aménagés, à étudier les règlements locaux d'utilisation du sol et à apporter des améliorations aux services et aux installations communautaires afin de permettre la création de logements. Ces programmes ont été modifiés dans le but de fournir aux municipalités le financement dont elles ont besoin pour atteindre les objectifs de la Déclaration de principes provisoire sur le logement.

Le Service consultatif sur le réaménagement des logements et le programme Bon voisinage ont également aidé les municipalités. Ils sensibilisent les constructeurs et le grand public aux possibilités de création de logements dans les secteurs aménagés.

Le ministère a versé d'autres subventions pour appuyer l'optimisation résidentielle dans le cadre du Programme de conversion en logements locatifs et du Programme de logement partagé. Le ministère finance actuellement 17 programmes de logement partagé que des municipalités offrent pour aider les personnes qui en font la demande à trouver un logement adéquat à partager.

La mise en oeuvre des initiatives en matière de logement pour personnes handicapées, annoncée en 1987, s'est poursuivie en 1988-1989. Le nombre de demandes d'aide financière présentées dans le cadre du Programme de rénovation des logements de l'Ontario est demeuré élevé.

Ce programme, conçu pour préserver les logements locatifs anciens situés dans de petits immeubles, a été étendu pour comprendre les duplex et triplex occupés par le propriétaire. En outre, de nouvelles directives rendent admissibles les pensions et les maisons de chambres anciennes. De nouvelles dispositions ont été mises en place pour réduire au minimum les inconvénients que présentent les rénovations pour les locataires.

L'exposition itinerante "Préservation des logements" a été mise en vedette à 18 salons de l'habitation et quatre conférences au cours de l'exercice. En outre, le Centre d'information de Rénovation Ontario a fourni des conseils et présenté des démonstrations de techniques de rénovation et de réparation à quelque 5 000 visiteurs.

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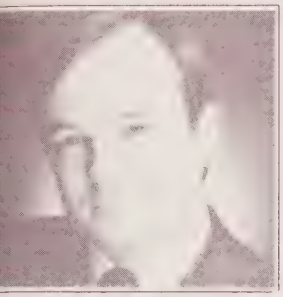
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L'HONORABLE JOHN SWEENEY
MINISTRE DU LOGEMENT

MONSIEUR,

C'est avec plaisir que je soumets à votre approbation le rapport annuel de 1988-1989 du ministère du Logement.

Je vous prie d'agréer, Monsieur le ministre, l'expression de mes sentiments respectueux.

Le sous-ministre,

Bryan Davies

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À L'ATTENTION DE SON HONNEUR
le lieutenant-gouverneur
de la province de l'Ontario
l'honorable LINCOLN M. ALEXANDER,
c.r., C.St-J., B.A., L.L.B.

Nous avons le plaisir de soumettre à l'attention de Votre Honneur et de l'Assemblée législative le rapport annuel du ministère du Logement de l'Ontario pour l'exercice se terminant le 31 mars 1989 et le rapport annuel de la Société de logement de l'Ontario pour l'année civile 1988.

Nous vous prions d'agréer, Votre Honneur, l'expression de nos sentiments respectueux.

Le ministre,

John Sweeney

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THE HONOURABLE
LINCOLN M. ALEXANDER
Q.C., K.ST.J., B.A., L.L.D.
Lieutenant Governor
of the Province of Ontario

MAY IT PLEASE YOUR HONOUR:

For the information of Your Honour and the Legislative Assembly, we have the privilege of presenting the Annual Report of the Ministry of Housing for the fiscal year ending March 31, 1990, and the Annual Report of Ontario Housing Corporation for the calendar year 1989.

Respectfully submitted,

John Sweeney
Minister



Ontario

Office of the Deputy Minister

Bureau du Sous-ministre

Ministry of Housing

Ministère du Logement

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THE HONOURABLE
JOHN SWEENEY
MINISTER OF HOUSING

SIR:

I have the honour to submit for your approval the 1989/90 Annual Report of the Ministry of Housing.

Respectfully submitted,

Glenn R. Thompson
Deputy Minister

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Corporate Resources Management Wing

Corporate resources management provides central support services to assist the Ministry of Housing, the Ministry of Municipal Affairs, the Office of the Greater Toronto Area and the Special Advisor to the Premier on Toronto Waterfront Development, and their agencies, boards and commissions, to achieve their program objectives.

It develops management policies and procedures; sets administrative standards and guidelines; provides essential resources, support and monitoring services; and advises on management activities and issues.

Corporate Policy and Planning Branch

This branch advises and assists senior management in its corporate policy and planning activities; develops and co-ordinates the strategic planning process; conducts research, policy analysis and policy development on corporate issues; and collects, interprets and disseminates statistical information on the housing market.

Corporate policy and planning manages the ministry's financial resource allocations, financial estimates, and results management processes. It also ensures effective liaison with Management Board, Treasury, Cabinet and Cabinet committees.

Financial Services Branch

The financial services branch offers a full range of financial services and advice including developing and co-ordinating policies, standards and procedures.

These services include managing expenditure, revenue, cash management, budgeting, banking, accounting, reporting, and cost sharing with the federal government.

In its controllership role, financial services provides financial policy direction to the ministries of Housing and of Municipal Affairs and the Ontario Housing Corporation.

Financial operations were extended during 1989-90 to cover the mortgage and investment activities related to the provincial HOMES NOW program. Under HOMES NOW, Canada Pension Plan funds are used as a source of long-term mortgage financing to assist in the creation of additional affordable housing units.

Human Resources Branch

The branch gives complete personnel services including workforce planning, organization design, job evaluation, recruitment, employee relations, payroll, benefits and records administration.

In addition, it offers consultative services that help managers plan for, and assist in, the implementation of employment equity initiatives. These initiatives are designed to increase the representation of women, disabled persons, racial minorities, aboriginal persons and francophones, in all levels of the workforce. Employment equity ensures that all employment, management and accommodation activities are barrier-free.

The branch also co-ordinates French Language Services, a comprehensive human resources program created to fulfil the mandate of the French Language Services Act, 1986.

This includes planning, training, monitoring and support activities needed to provide French-language services in designated areas of Ontario.

Management Services Branch

The branch provides management consulting, systems development and information technology-related services.

During 1989-90, it implemented a tenant placement system for the Peel Regional Housing Authority and a property maintenance system for the Metro Toronto Housing Authority. The latter assists MTHA tenants

by providing them with improved response to maintenance requests.

Other systems development projects include continued work on the rent registry system, upgrades to the MTHA's central fire alarm system, and several support systems for the corporate resources management wing.

Assistance was given to several Ministry of Housing areas in implementing and maintaining new and existing local area networks.

The branch operates as the 'first line contact' for ministry users of the shared government-wide data network including: problem resolution, equipment servicing (i.e. terminals, personal computers), information retrieval and technology administration.

The facilities and services section serves the ministries of Housing and of Municipal Affairs, Office of the Greater Toronto Area and Special Advisor to the Premier on Toronto Waterfront Development, in the acquisition and design of office accommodation; purchasing of goods and services; printing; mail and delivery; and maintaining the library. The latter gives the public access to the ministries' publications, statutes, manuals and internal procedures.

Operations Review and Audit Branch

The branch helps managers carry out their responsibilities by:

- Ensuring that financial, EDP and management control processes and practices are satisfactory or, where necessary, recommending improvements.
- Giving timely information reports to management on problems or issues addressing controls, systems, policies and practices.
- Determining compliance with government and ministry policies and guidelines and promoting change to correct observed weaknesses.

During the year under review, the branch completed 24 audits, 18 financial audits, five management reviews and an EDP audit.

Legal Branch

The legal branch advises on the interpretation of legislation including the Ministry of Municipal Affairs and Housing Act, the Housing Development Act, the Residential Rent Regulation Act, 1986, the Rental Housing Protection Act and the Building Code Act. All of these govern the ministry's mandate.

The branch also drafts legislative amendments and prepares new legislation. It was actively involved in drafting proposals for the new Building Code Act (Bill 103) which received first reading on December 19, 1989.

During the year under review, the legal branch's work included giving legal assistance in the operation of social housing programs; continued legal support for non-profit housing programs, including HOMES NOW; and legal support to the ministry's Crown corporations, boards and commissions.

Corporate and Agency Services

The office administers the Freedom of Information and Protection of Privacy Act for the Ministry of Housing and its agencies.

Administration of this act included conducting training seminars for staff; updating directories; responding to 135 access requests; providing advice and consultation to managers; reviewing ministry forms, and developing guidelines for staff.

The goal is to provide access to requested general information while still maintaining the privacy of the individual's personal information.

Corporate and Agency Services also offers advisory, consultative, administrative and corporate secretarial

services to the ministry's agencies, including Ontario Housing Corporation and the Residential Rental Standards Board.

Information Management Strategies Task Force

The task force was established to develop and implement a strategic information management plan to guide the ministry's investment in information and technology systems.

Its work initially involved looking at the strategic information requirements needed to support ministry activities and identifying systems development priorities and the technology framework needed to support longer term information requirements.

Throughout the year under review, the task force concentrated on completing the ministry's draft information management plan.

The plan comprised information architecture, recommendations on the management and organization framework, and key strategies and goals to support the ministry's business directions in the 1990's.

Housing Supply Policy And Rent Review Wing

The wing is responsible for developing policies and programs for all sectors of the housing market. As its name implies, the wing is organized in two main sections, housing supply policy and rent review.

The housing supply policy branch is responsible for the development of policies and programs aimed at increasing the supply of affordable housing in Ontario.

The rent review section administers the legislation which sets annual rent increases for all private rental housing, and also maintains a record, called the rent registry, of the legal rents charged. Twenty offices are located throughout the province to review applications by landlords and tenants. They also provide information on landlord/tenant matters such as eviction, privacy and maintenance.

The rent review section also administers the Rental Housing Protection Act which controls conversions, demolitions, renovations and repairs to rental accommodation.

Housing Supply Policy Branch

To provide the ministry with accurate, up-to-date information about the supply of both new and existing housing, the branch undertakes basic research that includes monitoring the economic conditions and trends that affect housing policies.

It is also responsible for developing policy recommendations for private market ownership and rental housing; developing new programs and monitoring and evaluating existing programs; and developing ministry policies on land use planning as it affects the development of housing.

One of the branch's significant achievements during the year was the completion of the Land Use Planning for Housing policy statement in August, 1989. Prepared jointly with the Ministry of Municipal Affairs and issued under the Planning Act,

the statement requires municipalities to:

- Increase the range of housing choices in new residential developments.
- Ensure that at least 25 per cent of all new housing has appropriate sizes and densities so it is affordable to households of low and moderate incomes.
- Streamline the approvals process.
- Increase the supply of land available for housing.
- Promote the creation of new residential units or accommodation on existing properties in established areas, a process known as intensification.

In conjunction with the Ministry of Municipal Affairs, the branch formed a steering committee and follow-up task force whose mandate was to streamline the planning and development approvals process in Ontario. Local municipalities and the development industry were represented on the committee and task force.

Jointly with the Ministry of Municipal Affairs, the ministry developed a series of programs to help encourage a broader range of housing choices — one of the key objectives of its Land Use Planning for Housing policy statement.

These programs include the Community Planning Grants program and the Program for Renewal, Improvement, Development and Economic Revitalization (PRIDE), both delivered by the Ministry of Municipal Affairs. The ministry also increased funding for the Municipal Housing Statement program.

These programs give financial assistance to municipalities and community-based agencies and are intended to encourage recognition of housing needs in established areas. They also examine local land use regulations with a view to improving community services and facilities that could support more housing.

To promote what is referred to as intensification, the Home Planning Advisory Service and Local Neighbours Grant programs continued to assist municipalities by helping producers and the public recognize and capitalize on opportunities for more housing in established communities.

In a similar vein, the ministry co-funds 17 local Home Sharing programs. Operated by municipalities, these programs help people find suitable shared accommodation, thereby making better use of existing housing stock.

To help monitor the rental housing market, funding was provided to seven municipalities under the Municipal Building Profile program. Introduced in 1985, the program assists municipalities in developing computerized systems to record changes to their rental housing stock and focus on such things as demolition and conversion activity.

The housing supply policy branch assumed a lead role in initiating a study to evaluate the feasibility of establishing a system for monitoring the supply of residential land in the Greater Toronto Area. The study is co-funded with Canada Mortgage and Housing Corporation, the Urban Development Institute (Ontario) and the Toronto Home Builders' Association.

The branch also continued to monitor and evaluate the Low-Rise Rehabilitation program, the Convert-to-Rent program, the Ontario Home Renewal program, and the Ontario Home Renewal program for persons with disabilities. This latter initiative was enhanced with additional funding in the Spring, 1989 budget, after the branch conducted a program evaluation.

Housing Advocacy Task Force

Since its formation in 1988, the Housing Advocacy Task Force has been helping to implement solutions to Ontario's housing needs with initiatives on several fronts, including:

- Participating in the land use planning and approvals process to facilitate affordable housing production.
- Building partnerships to support development proposals and to help create affordable housing.
- Discovering new opportunities for affordable housing.
- Helping to improve community acceptance of affordable housing through education and information.

The task force actively advocates on behalf of the sponsors of affordable housing which include sponsors of both non-profit and private housing. Such advocacy includes, for example, intervening with municipal and regional governments which manage the land use planning process, to encourage them to expedite the planning approvals process for affordable housing developments.

Other examples of intervention by the task force include:

- Organizing testimony at public hearings, planning committee hearings, and hearings at the Ontario Municipal Board.
- Appearing before the Ontario Municipal Board to appeal exclusionary municipal by-laws on the basis of the provincial interest in affordable housing.

Similarly, the task force assists municipalities implement the provincial Land Use Planning for Housing policy statement.

The task force seeks partnerships and builds support using the combined strengths of all the housing advocates in the community.

The task force has established a number of working relationships with municipalities and groups in the community. Examples include:

- Partnership agreements with the cities of Ottawa, Peterborough and Toronto which involve a broad array of program initiatives and outreach activities.
- Partnerships with the Catholic Archdiocese of Toronto, the four Metropolitan Toronto United Church Presbyteries, and the Canadian Auto Workers, which involve non-profit housing education through their respective networks.
- A jointly sponsored demonstration project with the Toronto Real Estate Board on more effective land use for affordable home ownership.

At year end, partnerships were under discussion with several other municipalities, business groups, community organizations, labor unions and religious groups.

The task force was also involved in educational activities that address housing problems and solutions. It worked with communities on development strategies in support of affordable housing and collaborated with the Ministry of Municipal Affairs on the implementation of Ontario's Land Use Planning for Housing policy statement.

During the year under review, the task force undertook the following educational initiatives:

- Developing educational materials and offering training on affordable market housing to give information to individuals and community groups with a stake in the development process.
- Educating this audience about the housing policy statement.
- Distributing educational materials that explain the impact of non-profit housing on property values.

Land Development Group

The land development group was formed in 1989 to assist the Ministry of Government Services implement the province's Housing First policy which calls for the development of affordable housing on provincially-owned land.

Headed by the Special Advisor, Land Development, the group helps to evaluate, site by site, surplus provincial land to be leased or sold at, or below, market value. If land is unsuitable for any form of housing, the proceeds of its sale are placed in a housing development fund to be used for other affordable housing initiatives.

The land development group is responsible for ensuring that a minimum of 35 per cent of all surplus provincially-owned land is used for affordable housing. By the end of the fiscal year, 50 per cent of land declared surplus has been planned or developed for affordable housing.

For example, in July, 1989, plans were unveiled to build affordable housing on five government-owned land sites in the Metro Toronto area. In addition, construction is also slated for a total of 1,700 homes, including starter homes, for sale to first-time buyers, as well as nearly 500 units of non-profit rental housing, on sites in Stoney Creek, Guelph, Bowmanville, Kitchener, Mississauga and Windsor.

Many of these properties, acquired by the Ontario Land Corporation in the 60's and 70's, are now held by the Ministry of Government Services and are being developed. Working with that ministry, the land development group determines the housing objectives for each site and assists in taking projects through the planning process by liaising with elected and appointed municipal officials, interest groups and the private sector.

The Housing First policy also extends to provincial agencies and boards. Because of this, the land development group is negotiating access to additional surplus properties prior to their being considered for other purposes.

In addition, the group advises other sections of the ministry and the government on a variety of financial aspects involved in developing land for housing, including joint ventures and innovative financial plans.

Seaton Interim Planning Team

Early in 1990, Housing Minister John Sweeney unveiled plans to create Seaton, a new community of 90,000 people on provincially-owned land located in the Town of Pickering, northeast of Metro Toronto.

A unique housing initiative, Seaton will provide a variety of housing types and ownership arrangements for people of all incomes. At least 35 per cent of the housing will be in an affordable range so that people with low to moderate incomes may have the opportunity to live in this area.

Like any other complete community, Seaton will offer local services, parks, schools, commercial enterprises and employment opportunities. Development of the 7,000 acres will take place in phases over the next 20 or more years.

The first phase will provide housing, with appropriate infrastructure such as sewers and roads, for 5,000 to 7,000 people. In addition, commercial facilities will be established such as office space and retail stores, as well as community services.

Every effort will be made to preserve Seaton's natural environment and the attractiveness of its surroundings. An important priority will be the preservation of valleylands, water courses, wetlands and environmentally-significant woodlots.

Where possible, preserved areas will be integrated with open space systems and parkland to ensure that recreational facilities are available for future residents. Moreover, a special emphasis will be put on making the community "environmentally friendly," by encouraging conservation and recycling.

During the year under review, the Seaton interim planning team was responsible for establishing the groundwork for the project. It held extensive talks with local community, municipal and environmental groups, numerous ministries and many other people with an interest in seeing Seaton become a reality.

At year end, plans were in hand to establish a public corporation to oversee the further planning and development of Seaton on behalf of the province, in accordance with Ministry of Housing policies. Working with this public corporation, it is expected the private sector will undertake some aspects of managing the land development, consulting work, and the entire construction phase.

It is expected that a citizen's advisory committee and a technical advisory committee will be formed to advise the corporation.

The citizen's committee will provide an opportunity for public input into planning activities, while the technical committee will advise the corporation on standards and performance criteria related to the environment, conservation and development.

Rent Review Services Branch

The rent review services branch has three areas of responsibility: reviewing and issuing decisions on rent review applications; educating landlords and tenants about their rights and responsibilities under the law; and enforcing laws pertaining to private rental accommodation.

Much of the activity of the rent review services branch is decentralized. Staff at 20 local rent review services offices are fully versed in all aspects of the Residential Rent Regulation Act, the Landlord and Tenant Act and the Rental Housing Protection Act.

Local administrators are responsible for reviewing landlord and tenant rent review applications in their area and issuing decisions, or orders, on each case.

Activities are co-ordinated by four regional offices, and a head office located in Toronto.

Resolving the high number of rent review applications, due to the extension of the program to units built after 1975, remained the top priority of the branch in the last fiscal year.

By March 31, 1990 the number of applications awaiting disposition had been substantially reduced to 7,237. Of this number, 4,304 applications are from landlords seeking rent increases beyond the guideline; 2,513 are from tenants seeking rent rebates or disputing rent increases, and 420 applications are for other rulings.

In total, some 42,033 applications have been resolved by rent review staff since the introduction of the Residential Rent Regulation Act in December, 1986.

Average rent increases allowed by rent review during the past year were 10.8 per cent while the average rent rebate awarded to tenants was $1,017.

The rent review guideline, which is calculated by a formula tied to several inflation factors, remained constant for the second year in a row.

The guideline was announced as 4.6 per cent for 1990, the same as the guideline of 4.6 per cent in 1989. In 1988, the guideline was 4.7 per cent, while in 1987, the guideline was 5.2 per cent and in 1986 was 6 per cent.

In addition to concentrating efforts on resolving applications, rent review services staff have continued to emphasize education activities.

Since 1986, some 4,200 information events with landlords, tenants and other interested groups have been held, either by the branch or by other groups with the aid of financial grants under the Landlord-Tenant Education Program.

In all, some 27 non-profit or community groups have been given grants totalling almost $670,000 to carry out 50 projects throughout the province explaining Ontario's tenancy laws to the public.

A variety of literature on rental legislation has been distributed across the province to various associations, legal clinics, community groups and information centres.

And, in an effort to address the needs of Ontario's ethnic population, selected rent information literature has been translated into several other languages and distributed province-wide.

Rent Registry

Ontario's rent registry maintains a database of maximum rents that may be charged for private residential rental units in the province.

The database now contains rental information for 651,000 units. Landlords, tenants and other parties may obtain this information by calling any of the 20 local rent review services offices.

This database of rental information is now being linked with other computer systems used in the rent review program. The rent registry supports local rent review offices by maintaining these computer systems and by providing a variety of education services.

The registry also investigates complaints regarding violations of the Residential Rent Regulation Act and the Rental Housing Protection Act, including:

- Illegal rent increases,
- Key money offences,
- Offences concerning rent registration, and
- Offences concerning illegal demolition, conversion, renovations, severances and evictions under the Rental Housing Protection Act.

As of March 31, 1990 the rent registry had launched court actions resulting in 97 convictions. Fines ranged from $100 to $5,000.

Rent Review Policy Branch

The rent review policy branch is responsible for developing policy recommendations regarding the Residential Rent Regulation Act and the Rental Housing Protection Act.

Duties include formulating regulations, policy guidelines and legislation as well as developing general procedures for the rent review system.

The branch is divided into three main areas: the program analysis section; the policy section and the financial and property management section.

The program analysis section provides the rent review program with corporate planning, research and statistical advice. In addition, the results of the rent review system are monitored by this section.

Rent review policy proposals are prepared by the policy section of the branch. In addition, this section evaluates the effect proposed changes in legislation might have on the rental housing market, and participates in ministry-wide policy reviews.

The financial and property management section of the branch develops regulations for the Residential Rent Regulation Act. In addition, this section helps ensure a comprehensive rent determination process and develops solutions to financial and property management issues.

Rental Housing Protection Program

The Rental Housing Protection Act, 1986 was replaced by revised permanent legislation on June 30, 1989.

The Rental Housing Protection Act helps preserve the existing supply of rental housing in Ontario by restricting certain activities.

These activities include converting rental accommodation to a condominium or a co-operative form of ownership; demolishing rental buildings; renovating units; severing rental housing into individual ownerships; or otherwise changing the use of rental housing.

Failure to obtain municipal council approval for any of the activities mentioned can result in prosecution.

In 1989-1990, ten convictions have resulted, with total fines ranging from $1,500 to $8,000.

Residential Rental Standards Board

The Residential Rental Standards Board was established to help ensure that residential rental properties are maintained at an acceptable level.

The Board includes representatives of tenant groups, landlord organizations, municipalities and the provincial government.

The duties of the Board include:

- reviewing work orders issued anywhere in the province which identify defects in rental property; identifying those considered major health or safety risks to tenants or building maintenance problems; and reporting to rent review if repair work is not completed;
- establishing and enforcing its own minimum maintenance standards in areas of the province where there are none; issuing its own work orders to correct major defects when necessary; and reporting to rent review if repair work is not completed;
- recommending long-term solutions for maintenance of rental housing in Ontario; and
- educating landlords and tenants about the benefits of good property maintenance and the work of the Standards Board.

Since its inception, the Board and its staff have held more than 200 meetings and workshops throughout the province with various landlord and tenant groups, municipalities and other enforcement agencies.

As of March 31, 1990 the Board had received some 17,000 work orders from provincial agencies and municipalities. These orders affected approximately 355,000 rental units.

The Board renewed all of these orders, with the result that 7,659 orders were complied with after landlords were advised by the Board of possible rent penalties.

The Board also reported to rent review on an additional 4,910 orders, of which an additional 2,650 orders have since been complied with. Rent penalties have resulted in 449 cases.

During the year, the Board's minimum maintenance standard applied to 386 municipalities and areas of the province which did not have maintenance by-laws in force. In these areas, the Board has been undertaking its own inspections and issuing notices of violations and orders to repair as and where necessary. To date, 206 inspections have been undertaken of 113 properties, resulting in 95 notices and 18 orders to repair.

The Board has also completed and submitted its recommendations to the minister for long-term maintenance solutions. The recommendations were distributed to all interest groups and government agencies.

With the aid of a fully-automated computer system, the Board has also been able to refine and streamline its policies and procedures effectively to meet the needs of all of its client groups.

Ontario Buildings Branch

The Ontario buildings branch develops the policies, standards, regulations and statutes which govern new building construction, building renovation, and construction materials and systems. The objective is to maintain a high level of public safety in buildings and to increase the productivity and efficiency of the building industry.

Branch responsibilities include administering the Ontario Building Code and the Plumbing Code; building industry regulatory reform; education and training; municipal administration improvement programs; and advisory services to municipalities, building officials, design professionals, the building industry and the public.

The branch's policy and research section is responsible for general policy development, including the building industry regulatory reform program.

Activities during the year included:

- Preparing a comprehensive package of 38 proposed amendments to the Building Code Act.
- Researching the development of a program for Plans Review and Inspection by Designated Architects and Professional Engineers.
- Completing preliminary studies on exterior sound insulation and flood-proofing requirements for the building code, design and cost aspects of factory-built housing, and innovative urban development standards.

The municipal administration and education section is responsible for helping municipalities improve the efficiency and effectiveness of their building departments. It provides building officials and the building industry with advisory services and a comprehensive education program on the building and plumbing codes and related legislation.

Activities during the year included:

- Delivering 50 training sessions to approximately 1,200 municipal building officials and industry representatives across the province.
- Developing a seventh course of study for the Education Program for Building Officials, covering Part II of the building code — renovation; and two one-day seminars on high-rise requirements and barrier-free design.
- Assisting building officials in Manitoba and Saskatchewan and builders in Newfoundland deliver training programs.
- Co-sponsoring a Wood Heat Safety course with the Canadian Wood Energy Institute. Almost 300 officials attended the 14 sessions.
- Conducting eight building administration studies to review municipal inspection practices and advise how to improve existing services.
- Awarding 47 grants to 34 municipalities to assist with costs associated with offering training courses to building officials on building code regulations.
- Developing the framework for levels of service for the inspection and plans examination of houses and small buildings.

The code services section is responsible for the regulatory functions of the building code. It develops, maintains and amends the building and plumbing codes, and offers advice and guidance to building industry and municipal building officials on building legislation and construction practices. It also administers two commissions authorized by the legislation: the Building Code Commission, which rules on disputes of a technical nature between code users and the enforcement authorities; and the Building Materials Evaluation Commission, whose task is to authorize the use of materials or construction methods not covered in the building code.

Activities during the year under review included:

- Completing the draft 1990 Ontario Building Code, and development of an improved format to assist code users.
- Consolidating and streamlining studies for building regulations that are administered by the ministries of Consumer and Commercial Relations and of the Solicitor General.
- Completing a draft 1990 Plumbing Code, including all amendments necessary to make it a regulation under the Building Code Act.
- Conducting training sessions for municipalities on public swimming pool design requirements to assist them in assuming the plans approval function currently provided by the branch.
- Offering advisory services to the building industry on the building code, including field visits to assist in solving code interpretation issues.
- Holding 46 Building Code Commission and 11 Building Materials Evaluation Commission hearings.

Social Housing Wing

The social housing wing develops policies and administers programs to improve the quality and supply of housing for low and moderate-income households, including families, senior citizens, people with disabilities, and others with special needs.

Social housing refers to housing units - apartments, townhouses, houses, etc. - where rents are subsidized by government. Two terms are commonly used for this type of housing - public housing and non-profit housing.

Public housing is owned by the province, through Ontario Housing Corporation, and managed by local housing authorities. The social housing wing provides ongoing advice and support to the OHC board of directors and local housing authorities.

In recent years, with the emergence of non-profit housing, the social housing wing has played a central role in promoting and assisting community-based sponsors in the development and management of housing through a range of non-profit programs.

There are three categories of sponsors of non-profit housing: municipal non-profit, developed and operated by municipal non-profit housing corporations; private non-profit, sponsored by community groups such as service clubs and religious organizations; and co-operative non-profit, sponsored by co-operative housing groups.

Key objectives of the social housing wing are to ensure good management, safe and sound physical condition of the housing stock, and quality of life for tenants of social housing communities, for both public and non-profit housing.

The wing's six field offices, referred to as Regional Housing Programs Offices (RHPOs), also deliver a number of market-related programs involving the private sector and individual homeowners. These include Convert-to-Rent, the Ontario Home Renewal program for persons with disabilities and the Low-Rise Rehabilitation program.

Social Housing Programs Branch

This branch develops and evaluates social housing policies and programs, including new initiatives for public housing, through Ontario Housing Corporation; non-profit housing, including municipal and private non-profit; co-operative housing; and other related housing programs.

The branch conducts ongoing discussion and negotiation with the federal government on housing matters. Social housing programs staff also liaise with non-profit organizations and sponsors, local housing authorities, social service agencies, and other ministries, to ensure that effective policies and programs are developed.

Accomplishments during the year included:

- Co-ordinating a strategy for the ministry on the federal-provincial housing program, including policy support for the Ontario government at a federal/provincial/ territorial governments' review of federal housing allocations.
- Developing policy and organizing staff training to implement the reform of rent scales in public and non-profit housing. The branch worked with the Ministry of Community and Social Services to ensure that financial work incentives were protected for social assistance recipients living in social housing.
- Generating options to increase access to units in existing social housing programs/projects. This included analysis of low-income targeting and registry/referral mechanisms.
- Being the primary contact for non-profit sector and advocacy organizations on development policy and sector support issues. These included the joint funding of various studies and consultations with the Canadian Housing and Renewal Association, the City of Toronto and the Co-operative Housing Federation of Canada.
- Co-ordinating a strategic planning/briefing process for the Ontario Housing Corporation Board, including analysis of such issues as income integration/ eligibility, regeneration/asset management and future housing management organizational models.
- Representing the ministry in government-wide initiatives to combat homelessness. This activity encompassed evaluating access to the permanent housing committees/access funds program and working with the "StreetCity" innovative housing project in Toronto for homeless men and women.

Housing Field Operations

The branch is responsible for delivering and administering social and market-related housing programs. It has six regional housing programs offices across Ontario which provide technical, financial and administrative support to the 56 local housing authorities that carry out the day-to-day management of OHC housing.

Housing field operations activities during the year included:

- Allocating some 14,000 housing units to municipal and private non-profit, and co-operative housing sponsors through a variety of programs. Some 6,000 of these units were allocated through federal-provincial programs and the balance via the provincial HOMES NOW program.
- Awarding sector support grants to 11 non-profit organizations. The grants were used to improve the non-profit housing sector's ability to deliver and administer housing.

- Committing 83 units under the Capital for Permanent Housing for the Homeless program which offers permanent housing to people previously dependent on temporary shelter.
- Approving loans to upgrade more than 3,500 rental units through the Low-Rise Rehabilitation program which was expanded to include rooming houses.
- Allocating Convert-to-Rent loans which created an additional 2,000 privately-owned, moderate-cost rental units.
- Overseeing the Ontario Home Renewal program, under which 2,100 homeowners restored their houses to municipal standards. Through the Ontario Home Renewal program for persons with disabilities, more than 1,000 homeowners received financial assistance to enhance accessibility for a disabled family member.
- Monitoring the economy and the housing market and identifying operational strategies that may provide access to affordable housing opportunities.
- Administering loan guarantees for the purchase of land; managing the OHC HOMES NOW mortgage program.

Tenant Support Services Branch

Tenant support services facilitates and supports initiatives aimed at improving the overall quality of life, and range of support services, for people living in OHC buildings as well as residents of non-profit housing.

To accomplish this, the branch works with local housing authorities' staff, other ministries, service providers, and social housing residents' groups.

Achievements during the year included:

- Province-wide consultation and workshops to support the implementation of OHC's Special Priority Policy for Assaulted Women. The policy was also revised to include victims of psychological abuse.
- Creating pilot programs to support family literacy in five public housing communities.
- Establishing a working group to address issues related to providing housing for persons with psychiatric disabilities.
- Developing policy guidelines on the provision of housing with support services for frail, elderly, people, in conjunction with the Ministry of Community and Social Services.
- Undertaking three joint pilot projects with the Ministry of Community and Social Services to provide daycare centres in non-profit housing.
- Ongoing development of a comprehensive anti-drug strategy that addresses violence and illegal drugs in some OHC neighbourhoods.
- Awarding OHC bursaries to 80 students.
- Continuing development of a plan for training staff in human rights, and race and ethnic relations.

Technical Support Services Branch

The branch provides architectural, engineering and appraisal standards and guidelines to the ministry's RHPOs, local housing authorities, and non-profit housing sponsors.

It advises the OHC board of directors, the minister and senior management on all aspects of residential accommodation maintenance and construction.

Accomplishments during the year included:

- Completing a major review of the technical guides and standards for the design and construction of family and senior citizen accommodation that commenced in 1989.
- Concluding an evaluation, and issuing a report, on exterior, cement-based building refacing materials.
- Initiating a long-term program to upgrade OHC's elevator controllers from electro-mechanical systems to micro processors. This will improve the operational efficiency and speed of response to elevator shut-downs.

- Recommending or implementing engineering studies that examine improving air quality, reducing energy costs and consumption and assessing methods of improving lighting levels in OHC senior citizens buildings. Additional studies assessed techniques to repair underground parking garages, and investigated generic problems with balcony slabs.
- Giving courses to RHPO and local housing authority staff on safety-related issues such as back injuries and hazardous materials in the workplace.

Ontario Housing Corporation

At year's end, there were 84,404 units in the Corporation's portfolio, managed by 56 local housing authorities across the province.

The housing authorities also administer the rent supplement program which included 16,000 units at year's end. These units accommodate low-income tenants in buildings owned by private landlords and help integrate lower-income tenants into a wider community.

An estimated 250,000 people are being assisted through OHC. All households pay rents that are based on their incomes, rather than on the size or type of their accommodation.

Applications on the housing priority list for rent-geared-to-income totalled 41,460 on December 31, 1989. The year-end breakdown was: 20,649 applications for family housing, 11,882 for senior citizen accommodation and 8,929 applications for housing for adults with disabilities.

Ontario

Office of the Chairman
Bureau du président

Ministry of Housing
Ministère du Logement
Ontario Housing Corporation
Société de logement de l'Ontario

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THE HOUNORABLE
JOHN SWEENEY
MINISTER OF HOUSING

Sir :

It is my honour, on behalf of the Board of Directors, to present the Annual Report and Statement of Accounts of the Ontario Housing Corporation for the year ending December 31, 1989.

Respectfully submitted,

John P. Gerretsen
Chairman of the Board

Report of the Chairman of the Board

Board of Directors *(as at December 31, 1989)*
Chairman:
D. Greenspan - *To February 15, 1989*
J. Gerretsen - *From July 24, 1989*
Vice Chairman:
T. E. Casey
Directors:

Wm. Baldwin	**E. Carragher**
K. Gopie	**F. Hanisch**
G. Simms	**M. Wall**
T. Varone	**C. Beigie**
J. Springer	

1989 marked the 25th anniversary of Ontario Housing Corporation. It was a year to celebrate the significant achievements of the Corporation and to move forward on a number of new initiatives.

The annual policy workshops for housing authority members were combined with the celebration of the 25th anniversary.

Under the theme "Celebrating Together", workshops included a retrospective on OHC as well as workshops on technology, teambuilding, quality of community life, strategies for management improvement and the local housing authority/non-profit relationship.

The 25th anniversary and "Celebrating Together" were extended into many local housing authorities. Staff and residents in many of the housing authorities took part in picnics, parades, fairs, and other special events and promotional activities.

Altogether, the events of the anniversary year were a strong reminder of the strengths of Ontario Housing Corporation communities, our past traditions and future challenges.

During the year under review the Board of Directors of the Ontario Housing Corporation undertook major policy initiatives.

In June 1989, an announcement was made regarding plans to improve and expand the Moss Park community in Metro Toronto through a partnership between the Metro Toronto Housing Authority (MTHA) and two community-based non-profit organizations, and a process of consultation with tenants and the community was commenced. The Moss Park project, which is a potential model for future similar initiatives, addresses the need to modernize existing buildings, improve resident safety and security through site redesign, and achieve the most efficient use of this asset for the public benefit.

The Board of Directors approved reforms to geared-to-income rent setting policies to remove disincentives to working residents which, prior to this year, did not take into account the additional expenses involved in obtaining and retaining a job, for example, child care. These reforms were consistent with those included in Ontario's social assistance system. The changes were also designed to ensure that a fairer proportion of the earnings of working children of residents was included into the calculation of rent.

In the area of tenant support services, the Board approved the continuation and expansion of the Bursary Program by awarding bursaries of $1,000 each, over two years, to 80 OHC graduating secondary school students.

An evaluation of the MTHA Breakfast Club Program was carried out, which generated a series of recommendations in support of the continued existence of the program. The board approved interim funding for the Breakfast Club Program, as well as for five Moms and Tots programs.

Five pilot programs to support family literacy were established in five social housing communities.

A team of consultants was hired to undertake a preliminary needs assessment and to design and deliver a comprehensive training program in Human Rights, Race and Ethnic Relations Training for board members and staff of local housing authorities.

Revised guidelines to the Special Priority Policy for Assaulted Women were approved. Under the revised policy, victims of psychological abuse became formally eligible for priority placement.

Individual housing authorities undertook ambitious changes. In the southwest, the Sarnia Housing Authority was amalgamated with the Lambton County Housing Authority to provide a single, combined standard of service to area communities, while in the east, Smiths Falls and Lanark County housing authorities did the same.

The Corporation achieved substantial new savings through the direct purchase of natural gas used in the operation of Ontario housing projects.

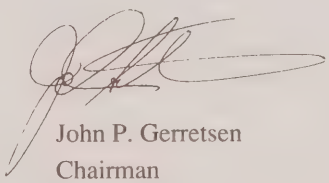
A new security delivery system was proposed for MTHA which would ensure the organization a greater measure of planning and control over the deployment of security resources while, at the same time, afford district and site-level managers a broader range of options to deal with risks to residents' security.

Over the course of the year, Joseph Springer joined the Board, while Kamela-Jean Gopie, Fay Hanisch, and Glenda Simms relinquished their appointments.

I assumed the chairmanship of the Ontario Housing Corporation Board of Directors in July 1989 following the departure of the former Chairman, David B. Greenspan. During my predecessor's three-year term, much progress was made both in improving access to OHC housing to a broader range of households, including singles, persons with special needs and childless couples, and in bringing to the fore, issues related to quality of life of residents in OHC communities.

During the year a strategic review was launched of the Board's mandate, priorities and vision of what Ontario Housing should be for our residents and for the communities in which they live.

The Board continues to balance its focus on the physical design, operations and condition of OHC housing stock with its concerns for the security, dignity and socio-economic well-being of our residents.



John P. Gerretsen
Chairman

Balance Sheet as at December 31, 1989

	1989	($000's)	1988
Assets			
Investment in properties (note 3)	1,281,001		1,292,500
Mortgages and loans (note 4)	41,992		36,382
Amount due from the Treasurer of Ontario	106,859		82,027
Accounts receivable	2,170		1,780
	1,432,022		1,412,689
Non-profit housing fund (note 5)	319,670		
	1,751,692		1,412,689
Liabilities			
Long-term debt note (note 6)			
Canada Mortgage and Housing Corporation	1,118,609		1,128,524
Other	19,974		20,115
	1,138,583		1,148,639
Accounts payable and accrued liabilities (note 7)	92,443		71,155
Bank Indebtedness	4,502		875
	1,235,528		1,220,669
Non-profit housing fund (note 5)	319,670		
Equity			
Contributed surplus (note 8)	196,494		192,020
	1,751,692		1,412,689

See accompanying notes to financial statements.

On behalf of the Board:

Vice-Chairman

Executive Director

Treasurer

Statement of Operations: Year ended December 31, 1989

	1989	($000's)	1988
Housing Operations			
Assisted housing (note 9)			
Rental Revenue	241,486		231,571
Expenses			
▪ Property operating expenses	358,342		327,134
▪ Grants in lieu of municipal taxes	95,369		86,483
▪ Amortization (principal and interest)	115,058		115,089
	568,769		528,706
Loss on assisted housing	327,283		297,135
Rent supplement (note 10)	85,705		73,440
	412,988		370,575
Less: Canada Mortgage and Housing Corporation Share	207,300		188,595
	205,688		181,980
Provincial contributions to municipal housing (note 11)	21,581		19,533
Rural and native housing (note 12)	4,194		3,908
Recovery of amortization (principal and interest)	(18,173)		(17,514)
Provincial Share of Loss on Housing Operations	**213,290**		**187,907**
Funds provided by the Treasurer of Ontario	**213,290**		**187,907**

See accompanying notes to financial statements.

1. Significant Accounting Policies

The following summarizes the significant accounting policies used in preparing the accompanying financial statements:

- The Corporation uses the accrual method of accounting.

- Capital funds provided by the Treasurer of Ontario are not repayable and are therefore recorded as Contributed Surplus. However, to reflect the full costs of operating the projects, relevant amortization charges (principal and interest) are imputed and included in Loss on Assisted Housing. Such amortization is offset by a credit to Recovery of Amortization in the Statement of Operations.

- Land and buildings held as investments in Provincial and Federal-Provincial properties are amortized on a basis equal to the reduction of the corresponding long-term debt. For the provincial portion of such investments, the reduction is made to Contributed Surplus.

- Furniture and equipment purchases are expensed in the year of acquisition.

2. Self-Insurance

The Corporation follows the policy of self-insuring its Provincial and Federal-Provincial properties for damage such as fire, water, and vandalism. Costs of such repairs are charged to property operating expenses.

3. Investment in Properties

The Corporation's investment in properties is as follows:

	1989	*($000's)*	1988
a) Provincial housing	1,199,205		1,209,715
b) Federal-Provincial housing	15,481		15,806
c) Student housing on leased land	60,981		61,553
d) Other	5,334		5,426
	1,281,001		1,292,500

3a) Provincial Housing

This investment represents land and building costs of wholly-owned properties which are amortized over periods not exceeding 50 years.

	1989	($000's)	1988
Cost	1,319,469		1,319,538
Less: accumulated amortization	120,264		109,823
Net book value	1,199,205		1,209,715

3b) Federal-Provincial Housing

Federal-Provincial properties are owned and operated on a partnership basis with Canada Mortgage and Housing Corporation. The balance represents the Corporation's share of land and building costs which are amortized over periods not exceeding 50 years.

	1989	($000's)	1988
Cost	20,753		20,753
Less: accumulated amortization	5,272		4,947
Net book value	15,481		15,806

3c) Student Housing on Leased Land

This investment represents building costs to provide student accommodation on land leased from 11 universities and colleges. These costs are being repaid semi-annually to the Corporation by the educational institutions over a 50 year period. When costs are fully repaid, title to the properties will be transferred to the respective institutions. The institutions retain the rental revenues and absorb the property operating expenses.

	1989	($000's)	1988
Cost	67,873		67,890
Less: educational institutions' equity	6,892		6,337
Net book value	60,981		61,553

3d) Other

	1989	($000's)	1988
▪ Land leased, at cost	2,308		2,308
▪ Projects under development, at cost	1,086		1,078
▪ Land inventory, lower of cost or estimated market value	1,940		2,040
	5,334		5,426

4. Mortgages and Loans

	1989	($000's)	1988
Rural and Native Housing Program (see note 12)	38,778		33,138
Other	3,214		3,244
	41,992		36,382

5. Non-Profit Housing Fund

The Corporation is borrowing long-term funds from the Canada Pension Plan Investment Fund (CPP) in an amount not to exceed $3.1 billion over a period of 5 years by issuance of debentures. The funds borrowed are being lent to non-profit housing organizations and universities and colleges to build, acquire or lease housing units under the HOMES NOW and Student Residences Programs. Any funds received but not disbursed are invested in short-term fixed income and marketable securities.

As of December 31, 1989 the Fund consisted of:

	($000's)
Assets	
Short Term Investments	211,620
Advances and mortgages	
▪ Non-profit housing organizations	96,569
▪ Colleges and universities	9,994
Mortgage interest receivable	1,487
	319,670
Liabilities and Fund Balance	
Canada Pension Plan Investment Fund Debentures	310,439
Interest payable	6,950
Fund Balance	2,281
	319,670

The CPP borrowings are repayable 20 years from the date of issuance of the debentures. Interest is payable semi-annually at various rates based on individual debentures ranging from 9.15% to 10.31% - weighted average rate of 9.60%.

Mortgages to non-profit housing organizations and universities and colleges are repayable over a period not in excess of 20 years. Interest is calculated semi-annually at various rates ranging from 9.26% to 10.31% - weighted average rate of 9.70%. Individual mortgage rates are equal to the weighted average rate payable on CPP borrowings not yet disbursed in the month the mortgages are issued.

The Fund balance of $2.3 million represents the difference between interest earned ($11.8 million) and interest expensed ($9.5 million) for the period April 4, 1989 to December 31, 1989.

6. Long Term Debt

The Corporation borrows funds from Canada Mortgage and Housing Corporation and the private sector to finance investments in real property. Such borrowings are repaid in accordance with agreement terms over periods not in excess of 50 years.

Interest is payable at various rates based on individual agreements ranging from 4.25% to 14.65% - weighted average rate of 8.19%.

While the Corporation is indebted for capital funds borrowed in respect of investment in Provincial housing projects, the amortization charges (principal and interest), over the life of the projects are considered operating expenses under the cost sharing agreement with Canada Mortgage and Housing Corporation. Under this agreement, Canada Mortgage and Housing Corporation contributes 50% of the amortization charges (principal and interest) and the Corporation absorbs the remaining 50%.

Principal repayments on the Long-term debt are as follows:

	($000's)
1990	10,719
1991	11,515
1992	12,372
1993	13,295
1994	14,290
Subsequent to 1994	1,076,392
	1,138,583

7. Accounts Payable and Accrued Liabilities

	1989	($000's)	1988
Canada Mortgage and Housing Corporation	33,172		17,006
Other	59,271		54,149
	92,443		71,155

8. Contributed Surplus

	1989	($000's)	1988
Balance, beginning of year	192,020		189,035
Capital contributions received from Province	6,772		5,312
Amortization (principal portion)	(2,298)		(2,327)
Balance, end of year	196,494		192,020

9. Assisted Housing

Under the assisted housing program, the Corporation owns (either wholly or in partnership with Canada Mortgage and Housing Corporation) rental properties and provides rent-geared-to-income accommodation to households in need. The management of the properties is carried out through a network of local housing authorities who act as agents of the Corporation. The loss on this program is shared with Canada Mortgage and Housing Corporation.

10. Rent Supplement

Under the rent supplement programs, the Corporation acquires the use of rental units from the private sector and then provides rent-geared- to-income accommodation to households in need. The Corporation subsidizes the difference between the rent guaranteed to the landlord and the tenant portion of the rent. The costs for most of these programs are shared with Canada Mortgage and Housing Corporation.

11. Provincial Contributions to Municipal Housing

The Corporation contributed $21.6 million (1988 - $19.5 million) to the Metropolitan Toronto Housing Company Limited towards operating costs for senior citizen apartment units.

12. Rural and Native Housing

This program, administered by Canada Mortgage and Housing Corporation, provides subsidized home ownership to families in rural areas. Mortgage payments are geared to owner's incomes. The expense represents the Corporation's share of the subsidy provided.

13. Pension Plan

The Corporation provides pension benefits for substantially all permanent crown employees in local housing authorities through participation in the Public Service Superannuation Fund and Superannuation Adjustment Fund established by the Province of Ontario. The Corporation's share of contributions to these funds during the year was $3.8 million (1988 - $3.6 million). This amount represents the total obligation of the Corporation and is included in Housing Operations - Assisted housing and Rent supplement expenditures in the Statement of Operations.

14. Administrative Support Services

The Ministry of Housing provides administration support services to the Corporation. The charge for these services is based on the estimated time spent by Ministry staff on the Corporation's activities. The administrative support services charge included in Housing operations - Assisted housing and Rent supplement expenditures amounted to $20.9 million (1988 - $21.4 million).

15. Loan Guarantee Agreements

The Corporation has entered into loan guarantee agreements with lenders approved under the National Housing Act to assist non-profit housing corporations to acquire land for the development of Social Housing projects. The Province of Ontario authorized the Corporation to enter into these loan guarantee agreements with the condition that the aggregate of all guarantees outstanding at any time not exceed $100 million. As at December 31, 1989, the Corporation was committed to loan guarantees totalling $77.5 million.

16. Loan Insurance Agreements

The Corporation has entered into loan insurance agreements with Canada Mortgage and Housing Corporation (CMHC) pertaining to various projects under the Non-Profit Housing Program administered by the Ministry of Housing. Under these agreements, CMHC will provide insurance on mortgage loans made by lenders approved under the National Housing Act for the purpose of purchasing, improving, constructing or altering housing units. While the insurance is provided by CMHC, the Corporation is liable to CMHC for its share of all net costs incurred as a result of loan defaults. As at December 31, 1989, there were no loans in default under these agreements.

Ontario

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BUREAU DU VÉRIFICATEUR PROVINCIAL

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To the Ontario Housing Corporation
and to the Minister of Housing

I have examined the balance sheet of the Ontario Housing Corporation as at December 31, 1989 and the statement of operations for the year then ended. My examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as I considered necessary in the circumstances.

In my opinion, these financial statements present fairly the position of the Corporation as at December 31, 1989 and the results of its operations for the year then ended in accordance with the accounting policies described in Note 1 to the financial statements applied on a basis consistent with that of the preceding year.

D.F. Archer, F.C.A.,
Provincial Auditor

Toronto, Ontario
May 4, 1990

Ontario

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À la Société de logement de l'Ontario
et au ministre du Logement

J'ai vérifié le bilan de la Société de logement de l'Ontario au 31 décembre 1989 ainsi que l'état des résultats d'exploitation de l'exercice terminé à cette date. Ma vérification a été effectuée conformément aux normes de vérification généralement reconnues et a comporté par conséquent les sondages et autres procédés que j'ai jugés nécessaires dans les circonstances.

À mon avis, ces états financiers présentent fidèlement la situation financière de la Société au 31 décembre 1989, ainsi que les résultats de son exploitation pour l'exercice terminé à cette date, conformément aux conventions comptables décrites à la note 1 afférente aux états financiers, et appliquées de la même manière qu'au cours de l'exercice précédent.

Le vérificateur provincial,

D.F. Archer, F.C.A.

Toronto (Ontario)
Le 4 mai 1990

13. Régime de retraite

La Société accorde des allocations de retraite à presque tous les employés permanents de la Couronne qui travaillent dans les administrations locales du logement par le moyen de la Caisse de retraite des fonctionnaires et du Fonds d'indexation des pensions de retraite établis par l'Ontario. Cette année, la Société y a contribué un montant de 3,8 millions de dollars (3,6 millions de dollars en 1988). Ce montant représente l'engagement total de la Société et fait partie de l'exploitation des logements - logements subventionnés et Supplément au loyer - dans l'État des résultats d'exploitation.

14. Services de soutien administratif

Le ministère du Logement fournit des services de soutien administratif à la Société. Les frais pour ces services sont fondés sur une estimation du temps consacré par le personnel du ministère aux activités de la Société. Les frais des services de soutien administratif pour l'exploitation des logements - logements subventionnés et Supplément au loyer - se sont chiffrés à 20,9 millions de dollars (21,4 millions de dollars en 1988).

15. Accords d'allocation de prêts

La Société a signé des accords d'allocation de prêts avec des prêteurs approuvés en vertu de la Loi nationale sur l'habitation pour aider les sociétés de logement à but non lucratif à acquérir des terrains qui seront utilisés dans des projets de logement social. La province de l'Ontario a autorisé la Société à conclure ces accords à la condition que le montant total des garanties en circulation ne dépasse à aucun moment 100 millions de dollars. Au 31 décembre 1989, l'engagement total de la Société s'élevait à 77,5 millions de dollars.

16. Conventions d'assurance des prêts

La Société a signé des conventions d'assurance des prêts avec la Société canadienne d'hypothèques et de logement (SCHL) relativement à divers projets réalisés en vertu du Programme de logement à but non lucratif administré par le ministère du Logement. En vertu de ces conventions, la SCHL assurera les prêts hypothécaires consentis par des prêteurs approuvés en vertu de la Loi nationale sur l'habitation pour l'achat, l'amélioration, la construction ou la modification de logements. Bien que la SCHL assure de tels prêts, la Société est responsable du remboursement à la SCHL de sa part de tous les frais nets résultant des défauts de paiement. Au 31 décembre 1989, aucun paiement n'était en souffrance aux termes de ces conventions.

7. Comptes et charges à payer

	1989	1988
	(en milliers de dollars)	
Société canadienne d'hypothèques et de logement	33 172	17 006
Autres	59 271	54 149
	92 443	71 155

8. Surplus d'apport

	1989	1988
	(en milliers de dollars)	
Solde en début d'exercice	192 020	189 035
Apport de capital reçu de la province	6 772	5 312
Amortissement (du capital)	(2 298)	(2 327)
Solde en fin d'exercice	196 494	192 020

9. Logements subventionnés

Dans le cadre du programme de logements subventionnés, la Société possède des immeubles locatifs (en propriété exclusive ou en société avec la Société canadienne d'hypothèques et de logement) et fournit des logements à loyer indexé sur le revenu à des personnes dans le besoin. La gestion de ces immeubles est confiée à un réseau de commissions locales de logement qui agissent comme mandataires de la Société. Le déficit de ce programme est partagé avec la Société canadienne d'hypothèques et de logement.

10. Supplément au loyer

Dans le cadre des programmes de supplément au loyer, la Société acquiert du secteur privé l'utilisation de logements locatifs et fournit des logements à loyer indexé sur le revenu à des personnes dans le besoin. La Société couvre la différence entre le loyer garanti au locateur et le loyer payé par le locataire. Les coûts de la plupart de ces programmes sont partagés avec la Société canadienne d'hypothèques et de logement.

11. Contributions provinciales aux logements municipaux

La Société a contribué 21,6 millions de dollars (19,5 millions de dollars en 1988) à la société *The Metropolitan Toronto Housing Company Limited* au titre des frais d'exploitation de logements pour personnes âgées.

12. Logements pour les ruraux et les autochtones

Ce programme, administré par la Société canadienne d'hypothèques et de logement, permet aux familles en régions rurales d'accéder à la propriété en bénéficiant de subsides. Les remboursements hypothécaires sont indexés sur le revenu des propriétaires. Les dépenses représentent la part des subsides accordés par la Société.

Les hypothèques consenties aux organismes de logement à but non lucratif, aux universités et aux collèges sont remboursables sur une période maximale de 20 ans. Les intérêts sont calculés sur une base semestrielle à des taux allant de 9,26 % à 10,31 %, la moyenne pondérée se situant à 9,70 %. Les taux d'intérêt de chaque hypothèque correspondent à la moyenne pondérée des taux d'intérêt des sommes empruntées auprès du Régime de pensions du Canada qui n'ont pas encore été déboursées le mois où les hypothèques ont été consenties.

Le solde de 2,3 millions de dollars représente la différence entre les intérêts gagnés (11,8 millions de dollars) et les intérêts versés (9,5 millions de dollars) pour la période du 4 avril 1989 au 31 décembre 1989.

6. Dettes à long terme

La Société contracte des emprunts auprès de la Société canadienne d'hypothèques et de logement ainsi que du secteur privé pour financer des placements immobiliers. Les modalités de remboursement varient selon les ententes, et les versements sont échelonnés sur une période maximale de 50 ans.

Les intérêts à verser ont des taux variés, selon les ententes, de 4,25 % à 14,65 %, la moyenne pondérée se situant à 8,19 %.

Bien que la Société ait emprunté des fonds en vue d'investir dans des projets provinciaux de logement, les frais d'amortissement (capital et intérêts) sur toute la durée des projets sont considérés comme des frais d'exploitation aux termes de l'entente de partage des coûts intervenue entre la Société et la Société canadienne d'hypothèques et de logement. Conformément à cette entente, la Société canadienne d'hypothèques et de logement assume 50 % des frais d'amortissement (capital et intérêts) le reste étant à la charge de la Société.

Le calendrier de remboursement du capital s'établit comme suit :

	(en milliers de dollars)
1990	10 719
1991	11 515
1992	12 372
1993	13 295
1994	14 290
Années subséquentes	1 076 392
	1 138 583

4. Hypothèques et prêts

	1989	1988
	(en milliers de dollars)	
Programme de logement pour les ruraux et les autochtones (voir note 12)	38 778	33 138
Autres	3 214	3 244
	41 992	36 382

5. Fonds pour le logement à but non lucratif

La Société contracte des emprunts à long terme ne dépassant pas 3,1 milliards de dollars sur une période de cinq ans auprès du Fonds de placement du Régime de pensions du Canada en émettant des obligations non garanties. Les fonds empruntés sont prêtés à des organismes de logement à but non lucratif, des universités et des collèges pour qu'ils puissent construire, acquérir ou louer des logements dans le cadre du programme MAISONS POUR DE BON et de programmes de création de résidences pour étudiants. Tous les fonds reçus qui ne sont pas déboursés sont investis sous forme de placements rapportant des revenus à court terme ou de titres négociables. Au 31 décembre 1989, le Fonds pour le logement à but non lucratif comprenait ce qui suit :

	(en milliers de dollars)
Actif	
Placements à court terme	211 620
Avances et hypothèques	
▪ Organismes de logement à but non lucratif	96 569
▪ Collèges et universités	9 994
Intérêts hypothécaires à recevoir	1 487
	319 670
Passif et solde	
Obligations non garanties du Fonds de placement du Régime de pensions du Canada	310 439
Intérêts à payer	6 950
Solde	2 281
	319 670

Les emprunts contractés auprès du Régime de pensions du Canada sont remboursables sur une période de 20 ans à compter de la date d'émission des obligations non garanties. Les intérêts sont payables tous les six mois et varient selon les obligations non garanties, dont le taux va de 9,15 % à 10,31 %, la moyenne pondérée se situant à 9,60 %.

3a) Logements provinciaux

Ces placements représentent les coûts des terrains et bâtiments dont la province est le propriétaire exclusif. Ces coûts sont amortis sur une période maximale de 50 ans.

	1989	1988
	(en milliers de dollars)	
Coût	1 319 469	1 319 538
Moins : montant cumulé des amortissements	120 264	109 823
Valeur comptable nette	1 199 205	1 209 715

3b) Logements fédéraux-provinciaux

L'Ontario possède et exploite des logements fédéraux-provinciaux en société avec la Société canadienne d'hypothèques et de logement. Le solde représente la part des coûts des terrains et des bâtiments assumée par la Société de logement de l'Ontario, amortie sur une période maximale de 50 ans.

	1989	1988
	(en milliers de dollars)	
Coût	20 753	20 753
Moins : montant cumulé des amortissements	5 272	4 947
Valeur comptable nette	15 481	15 806

3c) Logements pour étudiants sur des terrains loués

Ces placements représentent les coûts des bâtiments situés sur des terrains loués par 11 collèges et universités, qui servent à loger les étudiants. Les établissements d'enseignement versent à la Société des remboursements semestriels échelonnés sur une période de 50 ans. Une fois les coûts totalement remboursés, les titres de propriété seront cédés aux établissements visés; ceux-ci encaissent les revenus locatifs et assument les frais d'exploitation.

	1989	1988
	(en milliers de dollars)	
Coût	67 873	67 890
Moins : part des établissements d'enseignement	6 892	6 337
Valeur comptable nette	60 981	61 553

3d) Autres	1989	1988
	(en milliers de dollars)	
▪ Terrains loués (prix coûtant)	2 308	2 308
▪ Projets en cours (prix coûtant)	1 086	1 078
▪ Réserves foncières (la moindre somme du prix coûtant ou de la valeur estimée du marché)	1 940	2 040
	5 334	5 426

1. Principales conventions comptables

Les principales conventions comptables utilisées dans la préparation des présents états financiers peuvent se résumer comme suit :

- La Société utilise la méthode de la comptabilité d'exercice.

- Les fonds fournis par le trésorier de l'Ontario ne sont pas remboursables, et sont donc inscrits au surplus d'apport. Toutefois, afin de rendre compte de l'ensemble des frais d'exploitation des projets, les frais d'amortissement pertinents (remboursement du capital et des intérêts) sont répartis et figurent dans la perte au titre des logements subventionnés. Cet amortissement est compensé par un crédit au recouvrement des frais d'amortissement dans l'état des résultats d'exploitation.

- Les placements au titre des propriétés provinciales et fédérales-provinciales (terrains et bâtiments) sont amortis proportionnellement à la réduction de la dette à long terme correspondante. La participation provinciale à de tels placements est amortie proportionnellement à la réduction du surplus d'apport.

- Les achats de mobilier et d'équipement sont passés en charge pour l'année de leur acquisition.

2. Autoassurance

La Société s'est fixé comme ligne de conduite, d'assurer elle-même les propriétés provinciales et fédérales-provinciales contre les dommages matériels causés notamment par l'incendie, l'eau et le vandalisme. Les coûts de réparation sont considérés comme des dépenses d'exploitation des propriétés.

3. Placements immobiliers

Les placements immobiliers de la Société sont les suivants :

	1989	1988
	(en milliers de dollars)	
a) Logements provinciaux	1 199 205	1 209 715
b) Logements fédéraux-provinciaux	15 481	15 806
c) Logements pour étudiants sur des terrains loués	60 981	61 553
d) Autres	5 334	5 426
	1 281 001	1 292 500

État des résultats d'exploitation pour l'exercice se terminant le 31 décembre 1989

	1989	1988
	(en milliers de dollars)	
Exploitation des logements		
Logements subventionnés (note 9)		
Revenus locatifs	241 486	231 571
Dépenses		
▪ Frais d'exploitation des propriétés	358 342	327 134
▪ Subventions tenant lieu d'impôt aux municipalités	95 369	86 483
▪ Amortissement (remboursement du capital et des intérêts)	115 058	115 089
	568 769	528 706
Perte au titre des logements subventionnés	327 283	297 135
Supplément au loyer (note 10)	85 705	73 440
	412 988	370 575
Moins : participation de la Société canadienne d'hypothèques et de logement	207 300	188 595
	205 688	181 980
Contributions provinciales aux logements municipaux (note 11)	21 581	19 533
Logements pour les ruraux et les autochtones (note 12)	4 194	3 908
Recouvrement des frais d'amortissement (capital et intérêts)	(18 173)	(17 514)
Part provinciale des pertes d'exploitation des logements	213 290	187 907
Fonds fournis par le trésorier de l'Ontario	213 290	187 907

Voir les notes afférentes aux états financiers.

Bilan au 31 décembre 1989

	1989	1988
	(en milliers de dollars)	
Actif		
Placements immobiliers (note 3)	1 281 001	1 292 500
Hypothèques et prêts (note 4)	41 992	36 382
Sommes à recevoir du trésorier de l'Ontario	106 859	82 027
Comptes à recevoir	2 170	1 780
	1 432 022	1 412 689
Fonds pour le logement à but non lucratif (note 5)	319 670	
	1 751 692	1 412 689
Passif		
Dettes à long terme (note 6)		
Société canadienne d'hypothèques et de logement	1 118 609	1 128 524
Autres	19 974	20 115
	1 138 583	1 148 639
Comptes et charges à payer (note 7)	92 443	71 155
Emprunts bancaires	4 502	875
	1 235 528	1 220 669
Fonds pour le logement à but non lucratif (note 5)	319 670	
Fonds propres		
Surplus d'apport (note 8)	196 494	192 020
	1 751 692	1 412 689

Voir les notes afférentes aux états financiers.

Au nom du conseil d'administration :

Vice-président

Directeur général

Trésorier

Cinq programmes pilotes d'alphabétisation destinés aux familles ont été mis en oeuvre dans cinq ensembles de logements sociaux.

Une équipe d'experts-conseils a été chargée d'entreprendre une évaluation préliminaire des besoins et d'élaborer et de donner un cours de formation complet sur les droits de la personne et les relations raciales et ethniques aux membres du conseil et au personnel des commissions locales de logement.

Les nouvelles directives de la politique de priorité concernant les femmes victimes d'agression ont été approuvées. La nouvelle politique prévoit le placement prioritaire des victimes de violence psychologique.

Les commissions locales de logement ont entrepris d'importants changements. Dans le sud-ouest de la province, la Commission de logement de Sarnia a fusionné avec la Commission de logement du comté de Lambton afin d'offrir le même service à toutes les collectivités de la région. Dans l'est de la province, les commissions de logement de Smiths Falls et du comté de Lanark ont fait de même.

La Société a réalisé d'importantes économies en achetant directement le gaz naturel utilisé pour les ensembles d'habitation qu'elle possède en Ontario.

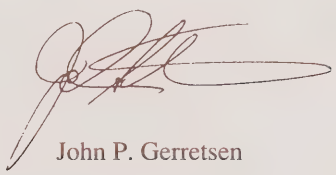
Un nouveau système de sécurité a été proposé pour la CLCUT. Non seulement ce système aiderait cette dernière à mieux planifier et contrôler l'utilisation des ressources de sécurité, mais il permettrait également aux chefs de district et gérants d'immeuble de disposer d'un plus grand choix de solutions lorsqu'ils ont à protéger la sécurité des occupants.

Au cours de l'exercice, Joseph Springer est devenu membre du conseil d'administration alors que Kamela-Jean Gopie, Fay Hanisch et Glenda Simms ont démissionné.

Je suis devenu président du conseil d'administration de la Société de logement de l'Ontario en juillet 1989, après le départ de l'ancien président, M. David B. Greenspan. Pendant les trois années qu'a duré son mandat, des progrès considérables ont été faits dans le domaine de l'accès aux logements de la SDLO pour différents types de ménages, notamment les célibataires, les personnes ayant des besoins spéciaux et les couples sans enfants. On a également vu avancer les questions relatives à la qualité de vie des habitants des collectivités de la SDLO.

Au cours de l'exercice, une étude stratégique du mandat, des priorités et de la vision du conseil a été lancée. Elle a examiné le rôle de la Société de logement de l'Ontario envers ses locataires et les collectivités où ils demeurent. Le conseil continue de se pencher tant sur la question de la conception, de l'exploitation et de l'état des immeubles de la SDLO, que sur celles de la sécurité, de la dignité et du bien-être socio-économique de leurs habitants.

Le président,



John P. Gerretsen

Rapport du président du conseil d'administration

Conseil d'administration *(au 31 décembre 1989)*
Président :
D. Greenspan, *au 15 février 1989*
J. Gerretsen, *du 24 juillet 1989*
Vice-président :
T.E. Casey
Directeurs :

Wm. Baldwin	**E. Carragher**
K. Gopie	**F. Hanisch**
G. Simms	**M. Wall**
T. Varone	**C. Beigie**
J. Springer	

L'année 1989 marquait le 25e anniversaire de la Société de logement de l'Ontario (SDLO). Les importantes réalisations de la Société au cours de la dernière année et les nouvelles initiatives qui ont été prises nous donnaient de bonnes raisons de fêter cela.

Les ateliers annuels sur les politiques offerts aux membres des commissions locales de logement ont été combinés avec les activités de commémoration du 25e anniversaire. Ces activités, dont le thème était "Fêtons ensemble", ont compris une rétrospective de la SDLO, ainsi que des ateliers sur la technologie, le travail d'équipe, la qualité de la vie communautaire, les stratégies d'amélioration de la gestion et les relations entre les commissions locales de logement et les organismes de logement à but non lucratif.

De nombreuses commissions locales de logement se sont jointes aux activités de commémoration du 25e anniversaire. Le personnel et les locataires de nombre des commissions locales de logement ont participé à des pique-niques, des défilés, des foires et d'autres événements spéciaux et activités de promotion.

Somme toute, les réalisations de la Société au cours de cette année anniversaire nous ont rappelé les points forts des collectivités que sert la Société de logement de l'Ontario, nos traditions et les défis que nous aurons à relever.

Au cours de l'exercice, le conseil d'administration de la Société de logement de l'Ontario a pris d'importantes initiatives.

En juin 1989, on a annoncé un plan d'amélioration et d'expansion du quartier Moss Park de la communauté urbaine de Toronto grâce à une association entre la Commission de logement de la communauté urbaine de Toronto (CLCUT) et deux organismes communautaires à but non lucratif. On a d'ailleurs commencé à consulter les locataires et les membres de la collectivité à ce sujet. Le projet Moss Park, qui pourra servir de modèle à d'autres initiatives futures du même genre, répond au besoin de moderniser les immeubles existants, d'améliorer la sécurité des occupants en réaménageant les lieux et de tirer le meilleur parti possible de ce réaménagement dans l'intérêt public.

Le conseil d'administration a approuvé les réformes des politiques de détermination des loyers indexés sur le revenu visant à supprimer les facteurs de dissuasion qui défavorisaient les locataires ayant un emploi. Avant cette année, ces politiques ne prenaient pas en considération les dépenses additionnelles nécessaires pour obtenir et garder un emploi comme, par exemple, les frais de garde d'enfants. Ces réformes allaient dans le même sens que celles prévues pour le système d'aide sociale de l'Ontario. Ces changements avaient également pour but de faire en sorte qu'un pourcentage plus juste des gains des enfants des locataires qui travaillent soit inclus dans le calcul du loyer.

Dans le domaine des services de soutien aux locataires, le conseil d'administration a approuvé la continuation et l'expansion du Programme de bourses en octroyant des bourses de 1 000 $, à raison de 500 $ par an, à 80 élèves qui terminent leurs études secondaires.

Une évaluation du "Breakfast Club Program" de la CLCUT a eu lieu, à la suite de laquelle il a été recommandé de le poursuivre. Le conseil a approuvé un financement intérimaire pour ce programme, ainsi que pour cinq programmes "Moms and Tots".

Ontario

Office of the Chairman
Bureau du président

Ministry of Housing
Ministère du Logement

Ontario Housing Corporation
Société de logement de l'Ontario

777 Bay Street
Toronto, Ontario
M5G 2E5

777, rue Bay
Toronto (Ontario)
M5G 2E5

L'HONORABLE JOHN SWEENEY
MINISTRE DU LOGEMENT

MONSIEUR,

J'ai le plaisir de vous soumettre, au nom du conseil d'administration, le rapport annuel et l'état des comptes de la Société de logement de l'Ontario pour l'exercice se terminant le 31 décembre 1989.

Je vous prie d'agréer, Monsieur le ministre, l'expression de mes sentiments respectueux.

Le président du conseil,

John P. Gerretsen

Société de logement de l'Ontario

À la fin de l'exercice, la Société avait un portefeuille de 84 404 logements, administré par un réseau de 56 commissions locales de logement réparties dans toute la province.

Les commissions de logement administrent également le Programme de supplément au loyer, auquel étaient assujettis 16 000 logements à la fin de l'exercice. Ces logements abritent des locataires à faible revenu dans des immeubles appartenant à des locateurs du secteur privé, ce qui permet l'intégration de ces locataires à la collectivité.

Environ 250 000 personnes reçoivent de l'aide par l'entremise de la SDLO. Tous les ménages paient un loyer fondé sur leur revenu, et non sur les dimensions ou le type de logement qu'ils occupent.

Au 31 décembre 1989, la liste d'attente pour l'obtention d'un logement à loyer indexé sur le revenu comprenait 41 460 demandes. De ce nombre, 20 649 provenaient de familles, 11 882 de personnes âgées et 8 929 d'adultes handicapés.

Direction de l'appui technique

La Direction fait part des normes et des directives sur le plan de l'architecture, du génie et de l'évaluation aux bureaux régionaux des programmes de logement du ministère, aux commissions locales de logement du ministère et aux organismes de logement à but non lucratif.

Elle offre au conseil d'administration de la SDLO, au ministre et aux cadres supérieurs des conseils sur tous les aspects de l'entretien et de la construction des ensembles d'habitation.

Au cours de l'exercice, la Direction a notamment :

- terminé un examen approfondi des manuels et normes techniques utilisés pour la conception et la construction en 1989 de logements destinés aux familles et aux personnes âgées;
- achevé l'évaluation des matériaux de revêtement extérieur à base de ciment et présenté un rapport à ce sujet;
- lancé un programme à long terme visant à remplacer les systèmes électromécaniques des régulateurs d'ascenseurs par des microprocesseurs. Ce remplacement permettra d'améliorer le rendement opérationnel et le délai de réponse en cas d'arrêt d'un ascenseur;
- recommandé ou lancé des études d'ingénierie ayant pour but d'étudier la qualité de l'air, de réduire les coûts et la consommation d'énergie, et d'évaluer des méthodes d'amélioration de l'éclairage dans les immeubles de la SDLO où résident des personnes âgées. D'autres études ont permis d'évaluer les techniques de réparation des garages souterrains et d'examiner les problèmes généraux causés par les dalles de balcon;
- donné des cours au personnel des BRPL et des commissions locales de logement sur des questions relatives à la sécurité telles que les lésions du dos et les matières dangereuses utilisées au travail.

Au cours de l'exercice, la Direction des activités régionales a notamment :

- alloué quelque 14 000 logements à des organismes municipaux, à des organismes privés à but non lucratif et à des coopératives par l'entremise de différents programmes. Environ 6 000 de ces logements ont été alloués dans le cadre de programmes fédéraux-provinciaux tandis que le reste l'a été dans le cadre du programme provincial MAISONS...POUR DE BON;
- octroyé des subventions à 11 organismes à but non lucratif pour les aider à créer et à administrer des logements;
- attribué 83 logements dans le cadre du Programme de construction de logements permanents pour les sans-abri qui offre un logement permanent aux personnes qui devaient jusque-là compter sur des abris temporaires;
- approuvé des prêts pour améliorer plus de 3 500 logements locatifs dans le cadre du Programme de remise en état des petits immeubles qui a été élargi pour comprendre les maisons de chambres;
- accordé des prêts dans le cadre du Programme de conversion en logements locatifs afin de créer 2 000 logements privés additionnels à loyer modique;
- supervisé le Programme de rénovation des logements de l'Ontario dans le cadre duquel 2 100 propriétaires ont pu rénover leurs maisons pour les rendre conformes aux normes municipales. Plus de 1 000 propriétaires ont reçu une aide financière dans le cadre du Programme de rénovation des logements pour les personnes handicapées afin de rendre leur logement plus accessible pour un membre de la famille souffrant d'un handicap;
- suivi l'évolution de l'économie et du marché résidentiel et identifié les stratégies opérationnelles pouvant améliorer l'accès aux logements abordables;
- administré les garanties des prêts accordés pour l'achat de terrains et géré le programme d'hypothèques offert dans le cadre du Programme MAISONS...POUR DE BON de la SDLO.

Direction des services d'aide aux locataires

La Direction des services d'aide aux locataires favorise et appuie les initiatives visant à améliorer la qualité de vie des personnes vivant dans les ensembles d'habitation de la SDLO ou dans des logements à but non lucratif, ainsi que la gamme de services de soutien qui leur est offerte.

À cette fin, la Direction collabore avec le personnel des commissions locales de logement, les autres ministères, les fournisseurs de services et les associations de locataires de logements sociaux.

Au cours de l'exercice, la Direction a notamment :

- tenu des consultations et ateliers dans toute la province afin d'appuyer la politique de priorité de la SDLO concernant les femmes victimes d'agression. Cette politique a également été révisée afin d'y inclure les victimes de violence psychologique;
- créé des programmes pilotes d'alphabétisation à l'intention des familles dans cinq ensembles de logements sociaux;
- élaboré un groupe de travail afin de traiter des questions relatives au logement des personnes souffrant de troubles mentaux;
- élaboré, en collaboration avec le ministère des Services sociaux et communautaires, des directives sur la prestation de services de soutien lorsque des logements sont offerts à des personnes à la santé fragile ou des personnes âgées;
- réalisé trois projets pilotes en collaboration avec le ministère des Services sociaux et communautaires pour offrir des services de garderie dans les logements à but non lucratif;
- continué d'élaborer une stratégie globale de lutte contre la drogue qui s'attaque au problème de la violence et de l'usage de drogues illégales dans certains quartiers de la SDLO;
- octroyé des bourses de la SDLO à 80 étudiants;
- poursuivi l'élaboration d'un plan de formation du personnel dans le domaine des droits de la personne et des relations raciales et ethniques.

Les six bureaux régionaux du Groupe, désignés sous le nom de bureaux régionaux des programmes de logement (BRPL), offrent également un certain nombre de programmes relatifs au marché résidentiel auxquels participent le secteur privé et les particuliers propriétaires d'habitations. Parmi ces programmes, citons le Programme de conversion en logements locatifs, le Programme de rénovation des logements de l'Ontario pour les personnes handicapées et le Programme de remise en état des petits immeubles.

Direction des programmes de logement social

Cette direction élabore et évalue les politiques et les programmes portant sur le logement social, notamment les nouvelles initiatives en faveur du logement public administrées par la Société de logement de l'Ontario, le logement à but non lucratif, dont le logement à but non lucratif privé et municipal, le logement coopératif et d'autres programmes de logement connexes.

La Direction tient en permanence des discussions et des négociations avec le gouvernement fédéral sur les questions relatives au logement. Le personnel employé dans le cadre des programmes de logement social assure également la liaison avec les organismes à but non lucratif, les commissions locales de logement, les organismes de services sociaux et les autres ministères afin de veiller à l'élaboration de programmes et de politiques efficaces.

Au cours de l'exercice, la Direction a notamment :

- coordonné la stratégie du ministère sur le programme de logement fédéral-provincial, notamment en présentant des arguments à l'appui des politiques du gouvernement de l'Ontario lors de l'étude fédérale-provinciale-territoriale sur les allocations fédérales au logement;
- élaboré une politique et organisé des cours de formation du personnel afin de mettre en oeuvre la réforme des échelles de loyer des logements publics et des logements à but non lucratif. La Direction a travaillé de concert avec le ministère des Services sociaux et communautaires pour faire en sorte que les bénéficiaires de l'aide sociale vivant dans un logement social soient financièrement encouragés à travailler;
- mis au point des solutions possibles pour améliorer l'accès aux programmes de logements sociaux existants, en effectuant notamment une analyse des besoins des personnes à faible revenu et du système d'enregistrement et de transmission des dossiers;
- agi à titre de contact principal du secteur du logement à but non lucratif et des organismes de défense des intérêts particuliers en ce qui concerne l'élaboration des politiques et les questions d'appui aux différents secteurs, notamment en cofinançant diverses études et consultations avec l'Association canadienne d'habitation et de rénovation urbaine, la Ville de Toronto et la Fédération de l'habitation coopérative du Canada;
- coordonné un processus stratégique de planification et d'instruction destiné au conseil d'administration de la Société de logement de l'Ontario, notamment en effectuant l'analyse de questions telles que l'intégration et l'admissibilité de personnes aux revenus variés, la gestion des biens et le remodelage et les futurs modèles organisationnels de gestion des logements;
- représenté le ministère dans le cadre d'initiatives visant à combattre le problème des sans-abri. Cette activité a compris l'évaluation de l'accès aux comités de logement permanent et au programme de fonds d'accès, et la collaboration au projet innovateur de logement "StreetCity" de Toronto destiné aux hommes et aux femmes sans-abri.

Activités régionales de logement

Cette direction est chargée de la prestation et de l'administration des programmes de logement social et des programmes de logement comportant la participation du secteur privé. Ses six bureaux régionaux des programmes de logement répartis dans tout l'Ontario fournissent un appui technique, financier et administratif aux 56 commissions locales de logement chargées de la gestion quotidienne des logements de la Société de logement de l'Ontario.

d'autoriser l'utilisation de matériaux ou de méthodes de construction qui ne sont pas couverts par le Code du bâtiment.

Au cours de l'exercice, la Section a notamment :

- achevé la version préliminaire du Code du bâtiment de l'Ontario de 1990 et en a amélioré la présentation afin d'aider les utilisateurs du Code;
- rassemblé et rationalisé les études portant sur les règlements relatifs au bâtiment dont l'application relève des ministères de la Consommation et du Commerce et du Solliciteur général;
- terminé la version préliminaire du Code de la plomberie de 1990, avec les modifications nécessaires pour en faire un règlement d'application de la Loi sur le code du bâtiment;
- offert des séances de formation aux municipalités sur les exigences en matière de conception des piscines publiques dans le but de les aider à prendre en main la fonction d'approbation des plans présentement assurée par la Direction;
- offert à l'industrie des services consultatifs sur le Code du bâtiment, y compris des visites régionales, afin de l'aider à résoudre les questions d'interprétation du Code;
- tenu 46 audiences de la Commission du code du bâtiment et 11 audiences de la Commission d'évaluation des matériaux de construction.

Groupe du logement social

Le Groupe du logement social élabore les politiques et administre les programmes visant à améliorer la qualité des logements accessibles aux ménages à revenu faible et à revenu moyen, notamment les familles, les personnes âgées, les personnes handicapées et autres personnes ayant des besoins spéciaux, et à accroître le nombre de ces logements.

Le terme logement social désigne les logements, tels les appartements, les maisons en rangée, les maisons, etc., dont le loyer est subventionné par le gouvernement. On utilise couramment deux termes pour ce type de logement : logement public et logement à but non lucratif.

Les logements publics sont la propriété de la province, par l'entremise de la Société de logement de l'Ontario (SDLO), et sont gérés par les commissions locales de logement. Le Groupe du logement social offre constamment conseils et appui au conseil d'administration de la SDLO et aux commissions locales de logement.

Au cours des dernières années, en raison de l'importance croissante du logement à but non lucratif, le Groupe du logement social a joué un rôle primordial en encourageant et en aidant les organismes communautaires à construire et à gérer des logements, au moyen d'une gamme de programmes à but non lucratif.

Il existe trois catégories d'organismes de logement à but non lucratif : les organismes à but non lucratif municipaux, créés et administrés par les sociétés de logement à but non lucratif municipales, les organismes à but non lucratif privés, administrés par des groupes communautaires comme les clubs philanthropiques et les organismes religieux, et les coopératives à but non lucratif, administrées par des organismes coopératifs de logement.

Les objectifs clés du Groupe du logement social sont de s'assurer que les logements sont bien gérés, sûrs et en bon état et de veiller à la qualité de vie des locataires dans les ensembles de logements sociaux, tant pour les logements publics que pour ceux à but non lucratif.

Direction ontarienne du bâtiment

La Direction ontarienne du bâtiment élabore les politiques, les normes, les règlements et les lois qui régissent la construction des nouveaux immeubles, la rénovation de ces derniers et les matériaux et systèmes de construction. Elle a pour objectif d'assurer la sécurité du public dans les bâtiments et d'augmenter la productivité et l'efficacité de l'industrie de la construction.

La Direction est chargée de l'application du Code du bâtiment de l'Ontario et du Code de la plomberie et d'administrer la réforme des règlements de l'industrie de la construction, l'éducation et la formation, les programmes d'amélioration municipaux ainsi que les services consultatifs offerts aux municipalités, aux directeurs de la construction, aux spécialistes de la conception, à l'industrie de la construction et au public.

La Section de la recherche et des politiques est chargée d'élaborer les politiques générales, y compris le programme de réforme des règlements de l'industrie de la construction.

Au cours de l'exercice, la Section a notamment :
- préparé un ensemble de 38 modifications que l'on propose d'apporter à la Loi sur le code du bâtiment;
- effectué des recherches sur l'élaboration d'un programme d'examen des plans et d'inspection par des ingénieurs et des architectes désignés;
- terminé des études préliminaires sur les exigences en matière d'insonorisation extérieure et de protection contre les inondations qui toucheront le Code du bâtiment, sur la conception et le coût des logements préfabriqués et sur des normes innovatrices de développement urbain.

La Section d'aide aux municipalités et de formation pour l'administration des bâtiments est chargée d'aider les municipalités à améliorer le rendement et l'efficacité de leurs services de la construction. Elle offre aux directeurs de la construction et à l'industrie un programme de formation complet et des services consultatifs sur le Code du bâtiment de l'Ontario, le Code de la plomberie et sur les textes législatifs connexes.

Au cours de l'exercice, la Section a notamment :
- offert 50 séances de formation à environ 1 200 directeurs municipaux de la construction et représentants de l'industrie dans toute la province;
- élaboré un septième cours pour le programme d'éducation des directeurs de la construction, couvrant la partie II du Code du bâtiment de l'Ontario, soit la rénovation, et deux séminaires d'un jour sur les exigences relatives aux grands immeubles et l'aménagement pour accès facile;
- fourni de l'aide aux directeurs de la construction du Manitoba et de la Saskatchewan et aux constructeurs de Terre-Neuve pour la prestation de programmes de formation;
- donné un cours sur la sécurité du chauffage au bois, en collaboration avec l'Institut canadien de l'énergie au bois. Près de 300 responsables ont assisté aux 14 séances;
- réalisé huit études sur l'administration des services de la construction afin d'étudier les méthodes d'inspection municipales et de recommander des moyens d'améliorer les services existants;
- octroyé 47 subventions à 34 municipalités afin de les aider à couvrir les frais de prestation de cours de formation à l'intention des directeurs de la construction sur les règlements du Code du bâtiment de l'Ontario;
- élaboré le cadre relatif à la qualité des services d'examen des plans des maisons et des petits immeubles et d'inspection de ces édifices.

La Section des codes est responsable des fonctions de réglementation du Code du bâtiment. Elle s'occupe de l'élaboration et de la mise à jour du Code du bâtiment de l'Ontario et du Code de la plomberie et offre des conseils à l'industrie et aux directeurs de la construction des municipalités sur les textes législatifs relatifs à la construction et les pratiques dans ce domaine. Elle est également chargée de l'administration de deux commissions mandatées en vertu de la loi, soit la Commission du code du bâtiment, qui tranche les litiges de nature technique entre les utilisateurs du Code et les responsables de l'application de la loi, et la Commission d'évaluation des matériaux de construction, dont le mandat est

Conseil des normes de location résidentielle

Le Conseil des normes de location résidentielle a été institué pour veiller à ce que tous les logements locatifs soient entretenus de manière acceptable.

Parmi les membres du Conseil, on retrouve des représentants de groupes de locataires, d'associations de locateurs, de municipalités et du gouvernement provincial.

Le Conseil est chargé :

- d'examiner tous les ordres d'exécution donnés dans la province qui font état de défauts de logements locatifs, d'identifier les cas qui posent des risques importants pour la santé et la sécurité des locataires et les problèmes d'entretien d'immeubles et d'informer les Services de révision des loyers si aucune réparation n'a été effectuée;
- de fixer et d'appliquer ses propres normes d'entretien minimales dans les régions de la province où aucune norme n'est en vigueur, de rendre des ordres d'exécution afin d'effectuer des réparations importantes au besoin et d'informer les Services de révision des loyers si aucune réparation n'a été effectuée;
- de recommander des solutions à long terme pour l'entretien des logements locatifs en Ontario;
- d'informer les locateurs et les locataires de l'importance d'un bon entretien immobilier et du travail du Conseil.

Depuis sa création, le Conseil et son personnel ont tenu plus de 200 réunions et ateliers dans toute la province à l'intention de diverses associations de locateurs et de locataires, des municipalités ou d'autres organismes d'exécution de la loi.

Au 31 mars 1990, le Conseil avait reçu quelque 17 000 ordres d'exécution de la part d'organismes provinciaux et de municipalités. Ces ordres touchaient environ 355 000 logements locatifs.

Le Conseil a examiné tous ces ordres. Ainsi, 7 659 ordres ont été respectés par les locateurs après qu'ils aient été avisés des amendes possibles relatives au loyer.

Le Conseil a également avisé les Services de révision des loyers que 4 910 ordres supplémentaires avaient été donnés, dont 2 650 ont depuis été respectés par les locateurs. Des amendes relatives au loyer ont été imposées dans 449 cas.

Au cours de l'exercice, les normes d'entretien minimales du Conseil ont été appliquées dans 386 municipalités et régions de la province où aucun règlement d'entretien n'était en vigueur. Dans ces régions, le Conseil a effectué ses propres inspections et émis des avis d'infractions ou donné des ordres d'exécution au besoin. À ce jour, 206 inspections de 113 propriétés ont été effectuées; 95 avis d'infractions ont été émis et 18 ordres d'exécution ont été donnés.

Le Conseil a également terminé et présenté au ministre ses recommandations visant à trouver des solutions à long terme pour l'entretien des logements locatifs. Ces recommandations ont été distribuées à tous les groupes d'intérêt et aux organismes gouvernementaux.

Par ailleurs, grâce à un système informatique entièrement automatisé, le Conseil a pu améliorer et simplifier ses politiques et ses méthodes afin de répondre aux besoins de tous ses clients.

Cette base de données sur les loyers est maintenant en cours d'être reliée à d'autres systèmes informatiques utilisés dans le cadre du programme de révision des loyers. Le Registre des loyers appuie les bureaux locaux des Services de révision des loyers en s'occupant de ces systèmes informatiques et en offrant divers services de renseignements.

Le Registre des loyers mène des enquêtes sur les plaintes en ce qui concerne les infractions à la Loi de 1986 sur la réglementation des loyers d'habitation et à la Loi de 1989 sur la protection des logements locatifs, dont :

- les augmentations illégales de loyer;
- les pots-de-vin exigés pour la location de logements;
- les infractions concernant l'enregistrement des loyers;
- les infractions concernant les démolitions, les conversions, les rénovations, les séparations et les évictions illégales aux termes de la Loi de 1989 sur la protection des logements locatifs.

Au 31 mars 1990, le Registre des loyers avait intenté des poursuites menant à 97 condamnations. Les amendes imposées variaient de 100 $ à 5 000 $.

Direction de la politique de la révision des loyers

La Direction de la politique de la révision des loyers est chargée d'élaborer des recommandations en ce qui concerne les politiques relatives à la Loi de 1986 sur la réglementation des loyers d'habitation et la Loi de 1989 sur la protection des logements locatifs.

Elle doit élaborer des règlements, des directives, des mesures législatives et des procédures générales concernant la révision des loyers.

La Direction est divisée en trois sections, soit la section de l'analyse des programmes, la section des politiques et la section des finances et de la gestion des biens.

La section de l'analyse des programmes fournit des services de planification, de recherche et de conseils en matière de statistiques. De plus, elle contrôle l'efficacité du programme de révision des loyers.

La section des politiques élabore les propositions en ce qui concerne les politiques en matière de révision des loyers. Elle évalue, en outre, les effets que pourraient avoir les changements proposés aux lois et aux règlements sur le marché du logement locatif et participe à l'examen des politiques à l'échelle du ministère.

La section des finances et de la gestion des biens élabore les règlements pris en application de la Loi de 1986 sur la réglementation des loyers d'habitation. Elle doit également veiller à ce que le processus de détermination des loyers soit exhaustif et trouver des solutions aux problèmes touchant les finances et la gestion des biens.

Programme de protection du logement locatif

La Loi de 1986 sur la protection du logement locatif a été remplacée par une loi permanente révisée le 30 juin 1989.

La Loi de 1989 sur la protection des logements locatifs a pour but de préserver les logements locatifs de l'Ontario en restreignant certaines activités.

Parmi ces activités, on retrouve la conversion de logements locatifs en logements en copropriété ou en logements coopératifs, la démolition d'ensembles d'habitation, la rénovation de logements, la séparation de logements locatifs en propriétés individuelles, ou tout autre changement apporté à l'utilisation du logement locatif.

Il est interdit de se livrer à ces activités sans l'autorisation du conseil municipal sous peine de poursuites.

En 1989-1990, dix condamnations ont été prononcées et des amendes allant de 1 500 $ à 8 000 $ ont été imposées.

Les administrateurs des bureaux locaux ont la charge d'examiner les demandes de révision des loyers présentées par les locateurs et les locataires dans leur région et de rendre une décision, ou arrêté, dans chaque cas.

Les activités de la Direction sont coordonnées par quatre bureaux régionaux et le bureau principal situé à Toronto.

Au cours du dernier exercice, la Direction s'est encore donné comme priorité de régler les nombreuses demandes de révision des loyers découlant de l'extension du programme de révision des loyers, lequel s'applique maintenant aux logements construits après 1975.

Au 31 mars 1990, le nombre de demandes à régler avait diminué de façon importante pour se situer à 7 237. De ce nombre, 4 304 demandes ont été présentées par des locateurs cherchant à obtenir une augmentation de loyer supérieure à l'augmentation légale, 2 513 demandes ont été présentées par des locataires voulant recevoir un remboursement du loyer ou contestant les augmentations de loyer et 420 demandes portaient sur d'autres questions.

Au total, quelque 42 033 demandes ont été réglées par le personnel des Services de révision des loyers depuis l'entrée en vigueur de la Loi de 1986 sur la réglementation des loyers d'habitation en décembre 1986.

Pour l'exercice écoulé, les augmentations de loyer accordées par les Services de révision des loyers s'élevaient en moyenne à 10,8 pour 100 alors que le remboursement de loyer moyen accordé aux locataires s'élevait à 1 017 $.

Pour la deuxième année consécutive, l'augmentation légale, calculée selon une formule qui tient compte de différents facteurs liés à l'inflation, est demeurée constante.

L'augmentation légale a été fixée à 4,6 pour 100 en 1990, soit au même niveau qu'en 1989. En 1988, elle se situait à 4,7 pour 100, comparativement à 5,2 pour 100 en 1987 et à 6 pour 100 en 1986.

En plus de veiller au règlement des demandes de révision, le personnel des Services de révision des loyers a continué à mettre l'accent sur les activités d'information.

Depuis 1986, la Direction et d'autres organismes ont tenu près de 4 200 séances d'information avec les locateurs, les locataires et d'autres groupes intéressés grâce à des subventions accordées dans le cadre du Programme d'information pour les locateurs et les locataires.

En tout, quelque 27 groupes communautaires ou à but non lucratif ont reçu des subventions totalisant près de 670 000 $ afin d'exécuter un peu partout en Ontario 50 projets visant à expliquer au public les lois relatives à la location immobilière.

Différents documents sur les lois et règlements relatifs à la location immobilière ont été distribués à diverses associations, cliniques d'aide juridique, groupes communautaires et centres de renseignements de la province.

En outre, dans le but de répondre aux besoins des différentes communautés ethniques, certains documents ont été traduits en plusieurs langues et distribués dans toute la province.

Registre des loyers

Le Registre des loyers de l'Ontario tient à jour une base de données qui comprend les loyers maximaux pouvant être exigés pour les logements locatifs privés de la province.

La base de données contient actuellement des renseignements sur plus de 651 000 logements. Les locateurs, locataires et autres parties peuvent avoir accès à ces renseignements en communiquant avec l'un des 20 bureaux locaux des Services de révision des loyers.

Équipe provisoire pour l'aménagement de Seaton

Au début de 1990, le ministre du Logement, M. John Sweeney, a dévoilé le projet de construction de Seaton, un nouveau quartier de 90 000 habitants, sur un terrain appartenant au gouvernement, dans la ville de Pickering, au nord-est de Toronto.

Seaton est un programme de logement unique prévoyant la construction de divers types de logement et la possibilité pour des particuliers à revenus variés de devenir propriétaires de différentes façons. Au moins 35 pour 100 des logements seront abordables pour que les personnes à revenu faible et à revenu moyen puissent vivre dans ce quartier.

Comme toute autre collectivité, Seaton offrira des services locaux et des possibilités d'emploi, et comprendra des écoles, des parcs et des entreprises commerciales. L'aménagement des 7 000 acres se déroulera par étapes au cours des 20 à 30 prochaines années.

La première étape prévoit la construction de logements qui accueilleront de 5 000 à 7 000 personnes, ainsi que l'installation des infrastructures nécessaires, comme les égouts et les routes. Sont également prévus l'aménagement d'installations commerciales, parmi lesquelles des bureaux et des commerces de vente au détail, et l'offre de services communautaires.

Tout sera mis en oeuvre pour préserver l'environnement naturel de Seaton et l'aspect attrayant de ses environs. On s'efforcera notamment de préserver les vallées, les cours d'eau, les marécages et les bois, d'une importance vitale pour l'environnement.

Si possible, des espaces libres et des parcs seront aménagés dans des secteurs préservés pour faire en sorte que les futurs habitants disposent d'installations récréatives. On mettra en outre l'accent sur le respect de l'environnement par la collectivité en encourageant la conservation et le recyclage.

Au cours de l'exercice, l'Équipe provisoire pour l'aménagement de Seaton a été chargée d'effectuer le travail préparatoire pour le projet. Elle a tenu d'importantes discussions avec les organismes environnementaux, municipaux et communautaires locaux, de nombreux ministères, et un grand nombre de personnes qui ont intérêt à voir Seaton devenir une réalité.

À la fin de l'exercice, on avait arrêté les plans de création d'une société publique chargée de superviser l'aménagement et la construction de Seaton au nom de la province, conformément aux politiques du ministère du Logement. On s'attend à ce que le secteur privé, en collaboration avec cette société, s'occupe de certains aspects de l'aménagement des terrains, des travaux de consultation, et de toute l'étape de la construction.

On prévoit la création d'un comité consultatif des citoyens et d'un comité consultatif technique afin de conseiller la société.

Le comité des citoyens permettra au public de prendre part aux activités d'aménagement tandis que le comité technique conseillera la société en ce qui concerne les normes et les critères de performance relatifs à l'environnement, la conservation et l'aménagement.

Direction des services de révision des loyers

Cette direction a trois grandes fonctions, soit étudier les demandes des locateurs et des locataires et prendre des décisions à ce sujet, informer les locateurs et les locataires de leurs droits et obligations aux termes de la loi, et appliquer les lois relatives aux logements locatifs privés.

La plupart des activités de la Direction sont décentralisées. Le personnel des 20 bureaux locaux des Services de révision des loyers connaît à fond la Loi de 1986 sur la réglementation des loyers d'habitation, la Loi sur la location immobilière et la Loi de 1989 sur la protection des logements locatifs.

Le Groupe d'étude a également participé à des activités en matière d'éducation qui traitent des problèmes relatifs au logement et des solutions à y apporter. Il a travaillé de concert avec des collectivités à des stratégies de création de logements visant à appuyer le logement à prix abordable. Il a en outre collaboré avec le ministère des Affaires municipales à la mise en oeuvre de la déclaration de principes sur l'aménagement du territoire pour le logement.

Au cours de l'exercice, le Groupe d'étude a notamment :

- élaboré des documents éducatifs et offert des cours de formation sur le logement à prix abordable afin de renseigner les particuliers et les organismes communautaires qui sont intéressés au processus de création de logements;
- éduqué ces mêmes particuliers et organismes en ce qui concerne la déclaration de principes sur le logement;
- distribué des documents éducatifs expliquant les effets du logement à but non lucratif sur la valeur des propriétés immobilières.

Groupe de l'aménagement des terrains

Le Groupe de l'aménagement des terrains a été créé en 1989 afin d'aider le ministère des Services gouvernementaux à mettre en oeuvre la politique "Priorité au logement" du gouvernement qui prévoit la construction de logements à prix abordable sur des terrains appartenant au gouvernement.

Dirigé par le conseiller spécial en aménagement des terrains, le Groupe évalue, pour chaque emplacement, les terrains provinciaux excédentaires qui seront loués ou vendus à une valeur égale ou inférieure au prix du marché. Si on ne peut construire de logements sur un terrain donné, le produit de la vente est versé à un fonds de création de logements qui servira à la construction de logements à prix abordable.

Le Groupe de l'aménagement des terrains doit veiller à ce qu'un minimum de 35 pour 100 des terrains excédentaires appartenant à la province servent à la construction de logements à prix abordable. À la fin de l'exercice financier, l'aménagement de 50 pour 100 des terrains excédentaires en vue d'offrir des logements à prix abordable était prévu ou déjà terminé.

Ainsi, en juillet 1989, on a dévoilé des plans de construction de logements à prix abordable sur cinq sites appartenant au gouvernement dans la région de la communauté urbaine de Toronto. On prévoit également la construction d'un total de 1 700 habitations, y compris des résidences de départ, destinées aux personnes qui achètent leur première habitation, ainsi que près de 500 logements locatifs à but non lucratif sur des emplacements situés à Stoney Creek, Guelph, Bowmanville, Kitchener, Mississauga et Windsor.

Nombre de ces terrains ont été acquis par la Société foncière de l'Ontario dans les années soixante et soixante-dix.. Le ministère des Services gouvernementaux en est maintenant le propriétaire et ils font présentement l'objet de travaux d'aménagement. De concert avec ce ministère, le Groupe de l'aménagement des terrains établit les objectifs en matière de logement pour chaque emplacement et veille à ce que les projets passent l'étape de la planification en assurant la liaison avec les représentants municipaux nommés et élus, les groupes d'intérêt et le secteur privé.

La politique "Priorité au logement" touche également les commissions et organismes provinciaux. Par conséquent, le Groupe de l'aménagement des terrains a entrepris des négociations en vue d'obtenir d'autres terrains excédentaires avant que l'on ne les affecte à d'autres fins.

En outre, le Groupe conseille d'autres sections du ministère et du gouvernement sur divers aspects financiers relatifs à l'utilisation de terrains pour la construction de logements, notamment les entreprises conjointes et les plans financiers innovateurs.

l'évolution de l'offre de terrains destinés à la construction d'habitations dans la région du Grand Toronto. L'étude est cofinancée par la Société canadienne d'hypothèques et de logement, le Urban Development Institute of Ontario et la Toronto Home Builders' Association.

La Direction a également continué à contrôler et à évaluer le Programme de remise en état des petits immeubles, le Programme de conversion en logements locatifs, le Programme de rénovation des logements de l'Ontario et le Programme de rénovation des logements de l'Ontario pour les personnes handicapées. On a d'ailleurs augmenté le financement de ce dernier dans le budget du printemps 1989, à la suite d'une évaluation du programme par la Direction.

Groupe d'étude sur le logement à prix abordable

Depuis sa création en 1988, le Groupe d'étude sur le logement à prix abordable a contribué à mettre en place des solutions aux problèmes de logement en Ontario grâce à des initiatives dans plusieurs domaines. Parmi celles-ci, citons :

- la participation au processus de planification et d'autorisation de l'utilisation du sol dans le but de favoriser la construction de logements à prix abordable;
- la création d'associations pour appuyer les projets de construction et aider à créer des logements à prix abordable;
- la découverte de nouvelles possibilités de logement à prix abordable;
- des moyens, comme l'éducation et l'information, visant à promouvoir l'acceptation par la collectivité du logement à prix abordable.

Le Groupe d'étude appuie activement les organismes qui s'intéressent au logement à prix abordable, qu'il s'agisse de logements à but non lucratif ou de logements privés. Le Groupe d'étude se charge par exemple d'intervenir auprès des administrations municipales et régionales, qui gèrent le processus de planification de l'utilisation du sol, pour qu'elles accélèrent le processus d'autorisation des projets de construction de logements à prix abordable.

Le Groupe d'étude intervient également de la façon suivante :

- en organisant des témoignages aux audiences publiques et aux audiences devant les comités d'aménagement et la Commission des affaires municipales de l'Ontario;
- en interjetant appel des règlements municipaux d'exclusion devant la Commission des affaires municipales de l'Ontario afin de faire respecter l'intérêt de la province en matière de logement à prix abordable.

De plus, le Groupe d'étude aide les municipalités à mettre en oeuvre la déclaration provinciale de principes sur l'aménagement du territoire pour le logement.

Dans le but de recueillir des appuis, il cherche à s'associer à d'autres organismes de la collectivité oeuvrant dans le domaine du logement afin qu'ils puissent unir leurs efforts.

Il a établi des relations de travail avec des municipalités et des organismes communautaires. En voici quelques exemples :

- des ententes conclues avec les villes d'Ottawa, de Peterborough et de Toronto prévoient la prestation d'une vaste gamme de programmes et d'activités sociales;
- des ententes conclues avec l'archidiocèse catholique de Toronto, les quatre presbytères de l'Église Unie de la communauté urbaine de Toronto et les Travailleurs canadiens de l'automobile prévoient l'offre de cours sur le logement à but non lucratif par l'intermédiaire de leurs réseaux respectifs;
- un projet de démonstration conjoint sur une utilisation du sol plus efficace en vue de faciliter l'accès à la propriété a été entrepris avec le Toronto Real Estate Board.

À la fin de l'exercice, des négociations étaient en cours avec plusieurs autres municipalités, groupes d'entreprises, organismes communautaires, syndicats et groupes religieux en vue d'établir des liens de travail.

programmes déjà en place et d'élaborer les politiques du ministère sur la manière dont le processus d'utilisation du sol affecte la création de logements.

L'élaboration, en août 1989, d'une déclaration de principes sur l'aménagement du territoire pour le logement a été l'une des réalisations les plus importantes de la Direction au cours de l'exercice. Préparée conjointement avec le ministère des Affaires municipales et publiée en vertu de la Loi sur l'aménagement du territoire, cette déclaration demande aux municipalités :

- d'élargir la gamme de choix de logements dans les nouveaux ensembles d'habitation;
- de veiller à ce que les dimensions et la densité d'au moins 25 pour 100 des nouveaux logements les mettent à la portée des ménages à revenu faible ou moyen;
- de rationaliser le processus d'approbation;
- d'augmenter le nombre de terrains disponibles pour la construction de logements;
- de promouvoir la création de nouveaux logements sur des propriétés existantes situées dans des secteurs déjà aménagés, processus désigné sous le nom d'optimisation domiciliaire.

En collaboration avec le ministère des Affaires municipales, la Direction a formé un comité directeur et un groupe d'étude complémentaire dont le mandat était de rationaliser le processus d'approbation de l'aménagement et du développement urbain en Ontario. Ce comité et ce groupe d'étude comptaient des représentants des municipalités locales et de l'industrie du développement urbain.

Conjointement avec le ministère des Affaires municipales, le ministère a élaboré une série de programmes visant à favoriser l'élargissement de la gamme de choix de logements, ce qui est un des objectifs clés de la déclaration de principes sur l'aménagement du territoire pour le logement.

Parmi ces programmes, citons : le Programme de subventions à la planification communautaire et le Programme de rénovation, d'amélioration, d'aménagement et de revitalisation économique des collectivités (RÉNOVAM), tous deux administrés par le ministère des Affaires municipales. Le ministère a également augmenté le financement du Programme d'exposés de principes des municipalités sur le logement.

Ces programmes fournissent de l'aide financière aux municipalités et aux organismes communautaires et ont pour but de promouvoir la reconnaissance des besoins en matière de logement dans les secteurs aménagés. Ils ont également pour objet d'examiner les règlements relatifs à l'utilisation du sol sur le plan local en vue d'améliorer les services et installations communautaires qui pourraient desservir un plus grand nombre de logements.

Afin de promouvoir le processus désigné sous le nom d'optimisation domiciliaire, le service consultatif sur le réaménagement des logements et le programme "Bon Voisinage" continuent à assister les municipalités en aidant les constructeurs et le grand public à reconnaître les possibilités de création de logements dans les communautés existantes et à en tirer profit.

Dans la même veine, le ministère cofinance 17 programmes de logement partagé locaux. Ces programmes, administrés par les municipalités, aident les personnes qui le désirent à trouver un logement partagé qui leur convient, ce qui assure une meilleure utilisation du patrimoine immobilier.

Afin d'aider à surveiller le marché du logement locatif, des subventions ont été accordées à sept municipalités en vertu du Programme d'inventaire municipal des immeubles. Créé en 1985, ce programme aide les municipalités à élaborer des systèmes informatisés dont la fonction est de consigner les changements apportés à leur patrimoine immobilier en se concentrant sur des activités telles que la démolition et la conversion des immeubles.

La Direction des politiques de l'offre de logements a joué un rôle de premier plan dans le lancement d'une étude visant à déterminer s'il était possible d'implanter un système permettant de suivre

Pour appliquer cette loi, la Direction offre des séances de formation à l'intention du personnel, met à jour les répertoires, répond à 135 demandes d'accès, offre des conseils et des services de consultation aux chefs de service, examine les formules du ministère et élabore des directives à l'intention du personnel.

L'objectif visé est de permettre l'accès à tous les renseignements d'ordre général tout en protégeant le caractère confidentiel des renseignements personnels.

La section des Services généraux et services aux organismes offre également des services consultatifs, administratifs et de secrétariat aux organismes du ministère, notamment à la Société de logement de l'Ontario et à la Commission des normes de location résidentielle.

Groupe de travail sur les stratégies de gestion de l'information

Ce groupe de travail a été créé pour élaborer et mettre en oeuvre un plan de gestion de l'information stratégique afin d'aider le ministère dans le choix de systèmes informatiques.

Le groupe de travail a commencé par déterminer les renseignements stratégiques nécessaires aux activités du ministère, identifier les priorités en matière d'élaboration de systèmes et définir le cadre technique à établir pour répondre aux exigences relatives à l'information à long terme.

Au cours de l'exercice, le groupe de travail a concentré ses efforts sur la rédaction du plan préliminaire de gestion de l'information du ministère.

Ce plan décrit l'architecture informatique, formule des recommandations quant au cadre organisationnel et de gestion et définit des stratégies et objectifs clés venant appuyer les orientations générales du ministère pour les années 1990.

Groupe des politiques d'offre de logements et de la révision des loyers

Ce groupe est chargé de l'élaboration des politiques et des programmes pour tous les secteurs du marché résidentiel. Comme son nom l'indique, le Groupe est divisé en deux sections principales, soit celle de l'offre de logements et celle de la révision des loyers.

La Direction des politiques de l'offre de logements est chargée de l'élaboration des politiques et programmes visant à augmenter le nombre de logements abordables en Ontario.

La section de la révision des loyers est chargée de l'application de la loi qui établit les augmentations annuelles de loyer pour tous les logements locatifs dans le secteur privé ainsi que de la mise à jour du registre des loyers, où figurent les loyers légaux exigés. Vingt bureaux, répartis dans toute la province, étudient les demandes présentées par les locateurs et les locataires. Ils fournissent également des renseignements sur les questions relatives à la location immobilière, telles que l'éviction, le respect de la vie privée et l'entretien.

La section de la révision des loyers est également chargée de l'application de la Loi de 1989 sur la protection des logements locatifs qui régit la conversion et la démolition des logements locatifs et des vieilles maisons, ainsi que les rénovations et les réparations qu'on peut y apporter.

Direction des politiques de l'offre de logements

Afin de fournir au ministère des renseignements précis et à jour sur le nombre de nouveaux logements et de logements existants, la Direction effectue des recherches portant sur les circonstances et les tendances économiques qui influent sur les politiques de logement.

Elle est également chargée de formuler des recommandations sur les politiques touchant la propriété et le logement locatif dans le secteur privé. Elle a en outre pour mission d'élaborer de nouveaux programmes, de contrôler et d'évaluer les

En 1989-1990, elle a mis en oeuvre un système de placement des locataires pour la Commission de logement de la région de Peel et un système d'entretien des ensembles d'habitation pour la Commission de logement de la communauté urbaine de Toronto (CLCUT). Ce système permet aux locataires de la CLCUT qui présentent des demandes d'entretien d'obtenir plus rapidement satisfaction.

Parmi les autres projets d'élaboration de systèmes, citons l'élaboration de celui du Registre des loyers qui se poursuit, les améliorations apportées au réseau avertisseur d'incendie central de la CLCUT et la création de plusieurs systèmes de soutien pour le Groupe de la gestion des ressources générales.

La Direction a apporté son concours aux activités de plusieurs secteurs du ministère du Logement concernant la mise en oeuvre de nouveaux réseaux informatiques locaux et l'entretien des réseaux déjà existants.

La Direction agit à titre de "premier contact" auprès des utilisateurs du réseau partagé de transmission des données du gouvernement faisant partie du ministère en ce qui a trait à la résolution des problèmes, l'entretien de l'équipement (p. ex., les terminaux et les ordinateurs personnels), la récupération de l'information et la gestion de la technologie.

La Section des locaux et des services de bureau sert les ministères du Logement et des Affaires municipales, le Bureau de la région du Grand Toronto et le conseiller spécial du premier ministre en ce qui concerne l'acquisition et la conception de bureaux, l'achat de produits et services, l'impression, les postes et l'acheminement du courrier interne et la tenue de la bibliothèque. Cette dernière permet au public d'avoir accès aux publications, lois, manuels et procédures internes des ministères.

Direction de la révision et de la vérification des opérations

Cette direction aide les chefs de service à s'acquitter de leurs responsabilités de la façon suivante :

- en s'assurant que les processus de contrôle financiers, administratifs et informatiques sont satisfaisants, ou en recommandant des améliorations au besoin;
- en informant les cadres des problèmes et des questions touchant les contrôles, les systèmes, les politiques et les pratiques;
- en proposant les modifications nécessaires pour remédier aux faiblesses constatées afin de veiller au respect des politiques et des directives du gouvernement.

Au cours de l'exercice, la Direction a effectué 24 vérifications, 18 vérifications financières, cinq vérifications de la gestion et une vérification de système informatique.

Direction des services juridiques

La Direction des services juridiques fournit des conseils quant à l'interprétation des textes législatifs qui régissent le mandat du ministère, notamment la Loi de 1981 sur le ministère des Affaires municipales et du Logement, la Loi sur le développement du logement, la Loi de 1986 sur la réglementation des loyers d'habitation, la Loi de 1989 sur la protection des logements locatifs et la Loi sur le code du bâtiment.

La Direction est également chargée de rédiger des modifications aux lois et règlements en vigueur et de préparer de nouveaux textes législatifs. Elle a activement participé à la rédaction de la nouvelle loi sur le code du bâtiment (projet de loi 103) qui a passé l'étape de la première lecture le 19 décembre 1989.

Au cours de l'exercice, la Direction des services juridiques a fourni des services d'aide juridique pour les programmes de logement social et a continué à offrir des services juridiques d'appui pour les programmes de logement à but non lucratif, tels MAISONS...POUR DE BON. Elle a également fourni un appui juridique aux sociétés de la Couronne et aux commissions du ministère.

Services généraux et services aux organismes

Ce bureau est chargé de l'application de la Loi de 1987 sur l'accès à l'information et la protection de la vie privée pour le compte du ministère du Logement et de ses organismes.

Groupe de la gestion des ressources générales

Le Groupe de la gestion des ressources générales fournit des services centralisés de soutien au ministère du Logement, au ministère des Affaires municipales, au Bureau de la région du Grand Toronto et au conseiller spécial du premier ministre sur l'aménagement riverain de Toronto, ainsi qu'aux organismes et commissions qui relèvent de ces derniers, afin de les aider à réaliser les objectifs de leurs programmes.

Il élabore les politiques et les méthodes de gestion, établit les normes et les directives administratives, fournit les ressources et les services de contrôle et de soutien essentiels, ainsi que des conseils sur les questions et les activités relatives à la gestion.

Direction des politiques ministérielles et de la planification

Cette direction conseille et aide les cadres supérieurs dans le domaine des politiques ministérielles et de la planification. Elle élabore et coordonne le processus de planification stratégique, mène des recherches, effectue l'analyse et l'élaboration des politiques ministérielles, et recueille, interprète et diffuse des renseignements statistiques sur le marché résidentiel.

La Direction des politiques ministérielles et de la planification gère les ressources financières du ministère, établit les prévisions financières, et élabore les processus d'évaluation des résultats. Elle assure également une liaison efficace avec le Conseil de gestion du gouvernement, le ministère du Trésor et de l'Économie, le Conseil des ministres et les comités ministériels.

Direction des services financiers

La Direction des services financiers offre une vaste gamme de services financiers ainsi que des conseils, notamment sur l'élaboration et la coordination des politiques, des normes et des procédures.

Parmi les services financiers offerts, citons la gestion des dépenses et des revenus, la gestion monétaire, l'établissement de budgets, les opérations bancaires, la comptabilité, la présentation de rapports et le partage des frais avec le gouvernement fédéral.

À titre de contrôleur, la Direction des services financiers oriente la politique financière du ministère du Logement, du ministère des Affaires municipales et de la Société de logement de l'Ontario.

En 1989-1990, les opérations financières ont été étendues afin de couvrir les hypothèques et investissements relatifs au programme provincial MAISONS... POUR DE BON. Ce programme prévoit l'utilisation des fonds du Régime de pensions du Canada comme source de financement hypothécaire à long terme pour faciliter la création de nouveaux logements abordables.

Direction des ressources humaines

La Direction fournit des services complets de gestion du personnel, notamment dans les domaines suivants : planification de la main-d'oeuvre, structure organisationnelle, évaluation des tâches, recrutement, relations avec le personnel, paie, administration des avantages sociaux et gestion des dossiers.

Elle offre en outre des services consultatifs qui aident les chefs de service à planifier et à promouvoir la mise en oeuvre d'initiatives relatives à l'équité d'emploi. Ces initiatives ont pour but d'augmenter le nombre de femmes, de personnes handicapées, de membres des minorités raciales, d'autochtones et de francophones à tous les niveaux de la fonction publique. L'équité d'emploi assure l'élimination de toute discrimination dans toutes les activités relatives à l'emploi, à la gestion et à l'aménagement des locaux.

La Direction coordonne également les services en français, un programme global de ressources humaines créé afin de remplir le mandat défini par la Loi de 1986 sur les services en français.

Ce programme comprend les activités de planification, de formation, de contrôle et de soutien nécessaires à la prestation de services en français dans les secteurs désignés de l'Ontario.

Direction des services de gestion

Cette direction fournit des services de consultation en matière de gestion, d'élaboration de systèmes, ainsi que des services informatiques.

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Ontario

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L'HONORABLE JOHN SWEENEY
MINISTRE DU LOGEMENT

MONSIEUR,

C'est avec plaisir que je soumets à votre approbation le rapport annuel de 1989-1990 du ministère du Logement.

Je vous prie d'agréer, Monsieur le ministre, l'expression de mes sentiments respectueux.

Le sous-ministre,

Glenn R. Thompson



Ontario

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À L'ATTENTION DE SON HONNEUR
le lieutenant-gouverneur
de la province de l'Ontario
l'honorable LINCOLN M. ALEXANDER,
c.r., C.St-J., B.A., L.L.B.

Nous avons le plaisir de soumettre à l'attention de Votre Honneur et de l'Assemblée législative le rapport annuel du ministère du Logement de l'Ontario pour l'exercice se terminant le 31 mars 1990 et le rapport annuel de la Société de logement de l'Ontario pour l'année civile 1989.

Nous vous prions d'agréer, Votre Honneur, l'expression de nos sentiments respectueux.

Le ministre,

John Sweeney

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